



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

SEP 2 1995

UNIVERSITY OF CALIFORNIA

GENERAL PLAN

Adopted July 25, 1995



City of Diamond Bar

21660 E. Copley Drive, Suite 100 • Diamond Bar, CA 91765-4177

(909) 860-2489 • Fax (909) 861-3117

August 30, 1995

Institute of Governmental Studies Library
109 Moses Hall
UNIVERSITY OF CALIFORNIA
Berkeley, CA 94720

Subject: Transmittal of General Plan

On July 25, 1995, the Diamond Bar City Council adopted Resolution No. 95-42 approving the General Plan.

Please find attached a complete copy of the City of Diamond Bar 1995 General Plan and related Environmental Documentation.

Sincerely,

James DeStefano
Community Development Director

Phyllis E. Papen
Mayor

Gary H. Werner
Mayor Pro Tem

Eileen R. Ansari
Council Member

Clair W. Harmony
Council Member

JDS\mco

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS 60607

THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS 60607

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

**ADDENDUM NUMBER 2
TO FINAL EIR FOR THE CITY OF DIAMOND BAR
1995 GENERAL PLAN
APRIL 1995**

PURPOSE AND SCOPE OF ADDENDUM NUMBER 2 TO THE FINAL EIR

Section 15164 of the California Environmental Quality Act (CEQA) Guidelines states the following:

- "(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted declaration may be prepared if only minor technical changes or additions are necessary.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."

Addendum Number 2 to the Diamond Bar General Plan Final EIR has been prepared in response to modifications made to the General Plan considered at the time the Final EIR was certified. Addendum Number 1, which was prepared for the 1993 version of the Plan, was certified by the City Council on July 27, 1993. Addendum Number 1 is no longer a valid document since that version of the General Plan was rescinded.

For purposes of this Addendum (Addendum Number 2), the General Plan proposal analyzed in the 1992 Final EIR and the proposed 1995 General Plan will be discussed. The planning area addressed in the General Plan is comprised of the

corporate limits of the City of Diamond Bar plus the City's Sphere of Influence (SOI).

The Final EIR for the General Plan stands as a certified document that analyzes a proposed project (a General Plan) for the City of Diamond Bar in accordance with CEQA Guidelines Section 15121 (Informational Document), which states: "An EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize significant effects, and describe reasonable alternatives to the project."

The environmental impacts associated with the modifications included in the 1995 General Plan will not alter the findings made in the original resolutions certifying the Final EIR and Addendum Number 1. This finding is based on the following, pursuant to the CEQA Guidelines, Section 15162:

- (1) No substantial change is proposed in the 1995 General Plan, or with respect to the circumstances under which the General Plan will be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects; and
- (2) No new information of substantial importance shows that the proposed General Plan will have one or more significant effects, or more severe significant effects, not discussed in the previous EIR; or that any mitigation measures or alternatives previously found not to be feasible, or which are considerably different from those analyzed, would in fact be feasible and would substantially reduce one or more significant effects, but the City of Diamond Bar declines to adopt the mitigation or alternative.

The analysis contained in this document concludes that the environmental effects of the proposed 1995 Diamond Bar General Plan are consistent with the conditions described in CEQA Section 15162, and an Addendum to the Final EIR is appropriate and necessary. No public review or additional recirculation of the Final EIR or Addendum is required.

INTRODUCTION

Final EIR for the 1992 General Plan

The Diamond Bar City Council adopted and approved Resolution 92-43 on July 14, 1992, which certified the Final EIR for the 1992 Diamond Bar General Plan. In Resolution 92-43, the City Council found that the Final EIR identified all significant environmental effects of the 1992 General Plan and that there was no known potential environmental impact not addressed in the Final EIR. Furthermore, the City Council identified the following significant impacts which could have occurred due to implementation of the 1992 Plan:

- (1) Biological Resources;
- (2) Transportation/Circulation;
- (3) Air Quality;
- (4) Acoustic Environment;
- (5) Land Use; and
- (6) Public Services and Facilities.

Contained within this same resolution, the City Council also found that the facts supporting these findings were contained in the Final EIR, the 1992 General Plan text, and the information provided to the Council during the public hearing conducted with respect to the 1992 General Plan and the Final EIR. Mitigation measures, including a Mitigation Monitoring Program, were made a condition of approval of the 1992 General Plan and are intended to mitigate and/or avoid the significant environmental effects identified in the Final EIR. The General Plan itself is a mitigation measure which is intended to mitigate or avoid the significant environmental effects of development which could otherwise occur without a planned, comprehensive approach, as embodied in the General Plan goals, objectives, and strategies.

Proposed 1995 General Plan

Following adoption of the City's first General Plan in 1992, a residents' group circulated a referendum to reject the Plan. The referendum was qualified to be submitted to voters. The City Council exercised its option to reconsider the adoption of the 1992 General Plan and as a result, on March 16, 1993, rescinded its prior resolution adopting the Plan.

The City Council then directed the preparation of a broad-based community participation program to encourage and obtain community input into a revised 1993 General Plan. An extensive series of five public workshops (April, May) and nine public hearings (May, June, and July) were conducted. Workshops and public hearings were noticed to the community by means of newspaper ads, posters, press releases, cable television public service announcements, and direct mailings to approximately 300 persons and organizations. The results of this process were used in formulating the 1993 General Plan to reflect the community consensus regarding

a vision for the future of the City as described in the City's General Plan. Subsequent to the adoption of the 1993 General Plan, a citizens group again presented a referendum petition to the City. The City Council repealed the 1993 General Plan in December 1993.

In January of 1994, the City Council assembled the 38-member General Plan Advisory Committee (GPAC) to begin review of the General Plan. The GPAC was composed of a variety of residents, as well as property owners and developers with interests within the City, in addition to two members of the City Council. This group participated in 14 public meetings and one study session which extended over a six-month period. The GPAC reviewed each element, making significant changes by placing greater importance on open space retention, hillside preservation, and improving the quality of life. The results of their deliberations were forwarded to the Planning Commission for consideration.

The Planning Commission conducted numerous public hearings from July 11 to October 17, 1994. The City Council held public hearings from November 1994 to May 1995 to review and consider the General Plan.

ENVIRONMENTAL IMPACTS

As stated earlier, the Final EIR identified six unavoidable adverse environmental impacts associated with General Plan implementation. Mitigation measures identified in the Final EIR will substantially mitigate these significant environmental effects.

In the following analysis, the six environmental impacts will be discussed for the General Plan analyzed in the Final EIR, and then reviewed for the 1995 General Plan. Mitigation measures contained in the Final EIR will be identified along with any relevant changes incorporated in the 1995 General Plan.

The Final EIR analyzed 20 separate issues, consistent with the environmental checklist contained in the CEQA Guidelines, to determine the impact of the 1992 General Plan on the environment. The following issues were determined to be mitigable to less-than-significant levels: landform and topography, earth resources and seismicity; drainage and flood control; cultural resources; socioeconomics (housing); crime prevention and services; fire hazards and protective services; health and emergency services; hazardous materials; recreation and open space; wastewater; solid waste; and energy systems.

A comparison with the General Plan analyzed in the Final EIR indicates that the 1995 General Plan projects substantially less commercial/industrial development, fewer vehicle trips, and comparable residential development, and contains more stringent goals, objectives, and strategies intended to reduce the impacts of development. The intensity of development permitted by the 1995 Plan will be less than permitted by the earlier Plan. The impacts previously identified will continue

to be mitigable, with no new or greater impacts than those identified in the Final EIR.

1. Biological Resources

Setting

Several areas that support native plants and animals, including areas of oak, walnut, and riparian woodlands, are located in the planning area. No specie listed as threatened or endangered has been identified in the planning area, although possible presence cannot be entirely discounted (Final EIR, p. IV-5).

The middle portion of Tonner Canyon, within the City's SOI, represents an important biological resource including sensitive oak, walnut, and riparian woodlands and sensitive plant and animal species. This area is classified as a Significant Ecological Area (SEA) by Los Angeles County (Final EIR, p. IV-5).

Final EIR (Impact: Significant but mitigable)

Development will cause the removal of additional native vegetation and extirpation of additional wildlife that now exists in the planning area. However, development according to the existing General Plan will preserve significant amounts of open space that remain within the planning area, and these areas provide the most support for remaining local plants and animals (Final EIR, p. IV-5).

Development of all lands within the SOI could seriously affect biological resources in Tonner Canyon. However, the General Plan proposed to maintain the canyon in the Agriculture/Specific Plan and Planned Development (PD) use categories, and strict development standards contained in the Plan will preserve existing natural resources.

As discussed in the Final EIR, most major canyons and hillsides supporting oak, sycamore, walnut and riparian woodlands will be preserved. Mitigation measures, in the form of General Plan policies, are included to mitigate development impacts. General Plan policies related to biological resource include: establishing Open Space and Park land use designations; maintaining an inventory of open space commitments; identifying open space resources and funding mechanisms; protecting hillside areas; recognizing environmental limitations; requiring biological assessments; including natural open space in projects, preserving hillsides and natural vegetation in hillside areas; protecting biological resources; minimizing fire hazards; and, minimizing roadway impacts to natural slopes.

1995 General Plan (Significant but mitigable)

The 1995 General Plan continues to recognize the importance of the remaining open space and biological resources within the planning area. In addition to the mitigation measures identified in the Final EIR, some new strategies addressing preservation of biological resources have been included in the 1995 General Plan.

The 1995 General Plan includes a vision statement that, among other things, addresses preservation of open space resources, including privately and publicly owned vacant areas. Significant ecological areas exist within the planning area. Portions of the 3,591-acre SOI and abutting lands within the City have been included in SEA 15 by the County of Los Angeles. SEA 15 is considered to be a major significant ecological asset to the community. The City will play a proactive role in the preservation of this resource by assuring that extensive analysis and review precede any changes from its current uses and possibilities (General Plan, p. 1).

The 1995 General Plan Land Use Element includes strategies for: preserving areas of scenic and environmental values; protecting resources (water reclamation and conservation); preserving animal life; requiring a specific plan for the 3,600-acre SOI which will protect its unique biological and open space resources; developing an open space program and a formula for preserving open space as part of the Slope Density Scale Ordinance; establishing a review and decision making process for any potential removal of open space dedications; obtaining open space through feasible acquisition and management techniques (e.g., entitlement review and density transfer, bond issue, special districts); requiring a master plan for each of the General Plan's five designated Planned Development areas; clustering development to preserve open space and natural resources; encouraging the dedication of additional open space; and emphasizing the preservation of natural landforms and vegetation.

The 1995 Resource Management Element pursues the strategies of the Land Use Element further, with strategies specific to: preserving natural hillside areas; protecting SEA 15, Tonner Canyon, and hills and canyons in Diamond Bar and adjacent communities; adopting a tree ordinance; participating in environmental education programs; and developing a system of greenbelts.

The 1995 General Plan Circulation Element establishes a definition for an "environmentally sensitive transportation corridor." This transportation facility is defined by characteristics that cause the facility to have minimal impact to the environment and adjacent ecosystem. The Circulation Element also recommends evaluating any potential by-pass corridor (e.g., Carbon, Soquel, Tonner canyons) by working with neighboring cities and using environmentally sensitive methods of evaluation.

These additional strategies are expected to further lessen impacts on biological resources as identified in the Final EIR.

2. Transportation/Circulation

Setting

The planning area's location at the interchange of major east/west and north/south freeways (State Routes 60 and 57) and pre-incorporation decisions constrain the City's ability to substantially modify or expand the existing circulation system. While the system is adequate for ordinary local traffic requirements, the existing freeway interchange design forces regional commuter traffic onto local streets creating extreme congestion during peak travel periods.

Final EIR (Impact: Significant but mitigable)

As part of the City's 1992 Draft Circulation Element, a traffic engineer, DKS Associates, prepared a Travel Forecast Model to estimate future intersection and roadway impacts in the planning area. According to the DKS model, buildout of the planning area will incrementally increase traffic on local roadways as well as routes that provide regional access. However, most of the anticipated future traffic increase will result from development outside of the planning area limits, primarily from areas to the east. Development in areas such as Chino Hills will significantly increase traffic on local streets, creating more congestion at local intersections that already exceed an acceptable service level, while also causing more local intersections to exceed this standard as well (Final EIR, p. IV-38).

To mitigate traffic impacts, the 1992 Circulation Element incorporated applicable portions of the Los Angeles County Congestion Management Plan as required by AB 1791. This plan outlines roadway and other physical improvements needed to meet regional circulation needs. At present, none of the roadways identified by the County as part of the Congestion Management network are within the planning area (Final EIR, p. IV-38).

The Circulation Element also includes provisions for transportation demand management (TDM), which are methods to reduce regional traffic which can be implemented at the local level on new projects and programs (Final EIR, p. IV-38).

The City will implement appropriate Congestion Management and transportation demand management plans as required by the Los Angeles County Transportation Commission, as well as applicable regulations of the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG), as outlined in the Circulation Element (Final EIR, p. IV-38).

1995 General Plan (Significant but mitigable)

The Final EIR evaluated the circulation impacts of a General Plan buildout greater than that proposed in the 1995 General Plan. The commercial/industrial buildout potential in the Final EIR circulation analysis is 11.2 million square feet, while the 1995 General Plan proposes a commercial/industrial buildout potential of only 7.4

million square feet, or 3.8 million square feet less than what the Final EIR circulation analysis evaluated. Using forecasts of trip generation (based on the Institute of Transportation Engineers Trip Generation manual), this reduction in square footage would reduce citywide traffic by approximately 97,000 vehicle trips per day. The Final EIR traffic analysis addressed a citywide residential buildout of 20,428 dwelling units, while the 1995 General Plan proposes a comparable 20,818 units, an increase of about 390 units, which would result in approximately 3,000 additional vehicle trips per day. Therefore, citywide buildout under the 1995 General Plan will result in about 94,000 fewer daily vehicle trips than forecast in the Final EIR circulation analysis.

In addition to the mitigation measures identified in the Final EIR, some new strategies related to circulation have been included in the 1995 General Plan.

The City recognizes the need for regional solutions to circulation problems caused by traffic passing through Diamond Bar. The 1995 General Plan states that the City of Diamond Bar should seek cooperation of adjoining jurisdictions in managing growth and assigning responsibility for infrastructure improvements to support that growth. The City is committed to taking the lead in assuring that any proposed transportation project directly benefits Diamond Bar residents and achieves the goals of the General Plan.

Additional circulation-related strategies contained in the 1995 General Plan include: forming a task force with the cities of Brea and Chino Hills to initiate regional traffic mitigation measures; working with neighboring communities to complete existing and potential circulation improvements (e.g., complete SR-30, upgrade SR-71, add lanes to SR-60, increase capacity of SR 142); continuing to seek support for Regional State Transportation Improvement Program (RSTIP) projects as proposed by the City; pursuing traffic control measures to enhance circulation and transient traffic movements (e.g., additional stop signs, timed signals); minimizing impacts of roadways serving the proposed future Diamond Ranch high school site on surrounding residential neighborhoods; developing a master plan of bikeways; exploring the feasibility of interconnected public hiking trails; and synchronizing signals on all major roads throughout the City and adjacent communities.

These additional strategies will further lessen circulation impacts as identified in the Final EIR.

3. Air Quality

Setting

The entire South Coast Air Basin, including Diamond Bar, suffers from poor air quality. Pollutants are not only generated locally within the east San Gabriel Valley, but are also transported downwind from the Los Angeles Basin. Local ozone levels have exceeded State standards on over 95 days per year since at least 1986.

Final EIR (Impact: Significant even after implementation of all feasible mitigation measures)

Ultimate buildout of the planning area will add significant amounts of air pollutants into the regional air basin, mainly from increased vehicular exhaust and stationary sources. In addition, construction activities during building will add to the local pollutant load, mainly in the form of fugitive dust and construction vehicle exhaust.

To mitigate air quality impacts, the Final EIR requires the City to implement all feasible measures and programs required by the SCAQMD regarding carpooling, ridesharing, etc. The recent relocation of the SCAQMD offices to Diamond Bar offers the City unique opportunities to explore new and innovative programs to improve air quality. In addition, goals and policies in the various elements of the General Plan will assist in reducing air quality impacts.

1995 General Plan (Impact: Significant even after implementation of all feasible mitigation measures)

The General Plan Final EIR indicates that ultimate buildout of the planning area will add significant amounts of air pollutants to the regional air basin. This will still be the case under buildout conditions for the 1995 General Plan. However, based on reductions in commercial/industrial square footage and subsequent reductions in daily vehicle trips compared to what the Final EIR circulation analysis evaluated (see discussion above for Transportation/Circulation), buildout under the 1995 General Plan is expected to result in about 94,000 fewer daily vehicle trips. Air pollution from vehicles will be reduced due to fewer trips, and pollution from construction equipment will be reduced due to less potential commercial/industrial development.

The strategies identified in the Final EIR intended to reduce air emissions are also included in the 1995 General Plan. Including these strategies along with lowering daily vehicle trips and reducing commercial/industrial buildout potential will incrementally reduce air quality impacts compared to those identified in the Final EIR, but not below the significant level.

4. Acoustic Environment

Setting

The planning area is relatively quiet except for noise corridors created by traffic located on local roadways and freeways. Noise levels have been estimated along major roadways based on traffic volumes and the physical configuration of the streets. The combined State Route 57/60 freeway corridor generates the most noise, producing a 65 CNEL contour approximately 1,379 feet wide. Daily outdoor noise levels in areas adjacent or proximate to the local freeways may reach or exceed acceptable planning noise standards (Final EIR, p. IV-9).

There are several major local roadways that generate 65 CNEL levels beyond the right-of-way. The only other major sources of local noise are the railroad lines along the western boundary of the City and infrequent urban sources.

Final EIR (Impact: Potentially significant but mitigable)

Buildout of the planning area will incrementally increase local noise levels primarily from mobile sources, as local traffic volumes increase. Localized noise levels will also increase during construction activities. A noise analysis of local roadways was performed by Endo Engineering. At buildout, local noise levels along major roadways will increase. While these noise levels are not significant, they could be potentially significant if sensitive land uses were allowed to be built where exterior CNEL noise levels exceeded 65 dB (Final EIR, p. IV-10).

Development in the SOI, as proposed in the General Plan, will result in minimal noise impacts. The Public Health and Safety Element provides guidelines for adequate setbacks, consideration of noise in site and building design, etc. (Final EIR, p. IV-10).

1995 General Plan (Impact: Potentially significant but mitigable)

The Final EIR indicates that ultimate buildout of the planning area will incrementally increase the noise contours as traffic volumes increase. This will still be the case under buildout conditions for the 1995 General Plan. However, based on reductions in commercial/industrial square footage and subsequent reductions in daily vehicle trips compared to what the Final EIR evaluated, buildout under the 1995 General Plan is expected to result in about 94,000 fewer daily vehicle trips. Noise from traffic will be reduced due to fewer trips, and noise from construction equipment will be reduced due to less potential commercial/industrial development.

In addition to the mitigation measures identified in the Final EIR, some new strategies related to the acoustic environment have been included in the 1995 General Plan. New strategies included in the Public Health and Safety Element address: (1) construction noise limits; (2) the protection of natural noise barriers; (3) State installation of noise attenuation facilities in noise-sensitive areas impacted by

highways; (4) the development of land use transitions as noise buffers; and (5) noise standards and noise reduction requirements.

The additional strategies noted above will further reduce impacts on the acoustic environment as identified in the General Plan Final EIR.

5. Land Use

Setting

Existing land uses within the City of Diamond Bar are primarily residential, with supporting neighborhood commercial centers, freeway frontage retail/commercial, and newly expanding office and professional uses. These uses are supported by various roadways and public utility structures. According the California Department of Finance (1993), the City has a total of 17,813 dwelling units, with the majority (70.5 percent) being single-family detached units (1995 Housing Element).

Final EIR (Impact: Significant but mitigable)

The Final EIR for the 1992 General Plan examines an ultimate buildout of the planning area, including converting approximately 1,913 acres of vacant land to various suburban uses, primarily housing. Also, various areas are designated for commercial, office, open space, and agricultural uses. Planned development of several remaining large open space areas, including Tres Hermanos and the south end of "The Country," would ultimately change the overall character of Diamond Bar. However, this change need not be viewed as negative if development is sensitive to natural resources and surrounding land uses (Final EIR, p. IV-7). For example, the 1992 General Plan designates almost 4,000 acres within the planning area for open space, recreation, and agriculture. Also, the Land Use Element contains controls on development to minimize impacts on surrounding land uses, the natural environment, and infrastructure.

The Final EIR project description anticipates a residential buildout of 23,899 dwelling units and a commercial/office/business park buildout of 6.17 million square feet.

1995 General Plan (Significant but mitigable)

The 1995 General Plan recognizes that some vacant parcels are suitable for development while others should be preserved for open space because of their environmental value. Major components of the "Diamond Bar Vision" are identified in the General Plan Vision Statement. These are: (1) retention of the rural/country living community character of Diamond Bar; (2) preservation of open space resources; (3) reduction of regional traffic impacts on local streets; (4) promotion of viable commercial activity; (5) provision of well-maintained, attractive housing; and (6) creation of a community environment.

In addition to the mitigation measures identified in the Final EIR, some new strategies relevant to land use have been included in the 1995 General Plan.

The 1995 General Plan establishes a land use classification system including residential and commercial designations, and identifies six residential designations. These designations, including slope density standards, are defined in Land Use Element Strategy 1.1.1 as follows:

- "a. The maximum gross density of Rural Residential is 1.0 dwelling unit per gross acre (1 du/ac) or less, depending upon the establishment of a slope density ordinance.
- b. Designate existing developed single-family detached residential parcels as Low Density Residential (RL). The maximum density of such Low Density Residential parcels is 3.0 dwelling units per gross acre (3 du/ac), or existing density, whichever is greater.
- c. Designate existing single family detached subdivisions as Low Medium Residential (RLM). The maximum density of Low Medium Residential areas is 5.0 dwelling units per gross acre (5 du/ac), or existing density, whichever is greater.
- d. Designate existing planned townhome, condominium, apartment, mobile home, and other multiple family residential properties as Medium Density Residential (RM). Maintain a maximum density of 12.0 dwelling units per gross acre (12 du/ac) within these areas.
- e. Designate existing and planned townhome, condominium, apartment, and other multiple family residential properties as Medium High Residential (RMH). Maintain a maximum density of 16.0 dwelling units per gross acre (16 du/ac) within these areas.
- f. Designate existing and proposed high density condominium and apartment developments and other high density properties as High Density Residential (RH). Maintain a maximum density of 20.0 dwelling units per gross acre (20 du/ac) within these areas.
- g. Develop a slope density ordinance which shall be applied to all land use designations in the City. Such slope density shall reduce the number of dwelling units otherwise designated for the property as a function of average slope of the land in question in excess of 25 percent."

The Housing Element contains an inventory of land suitable for residential development, including both vacant and underutilized sites by residential density category. Areas with sites having a realistic potential of residential development include: (1) three Planned Development areas with a potential for 430 total dwelling

units; (2) the Tres Hermanos Planned development, occupying 800 acres at the northeast corner of the City; (3) the 3,591-acre SOI area; and (4) other vacant parcels (10 or more) found throughout the City. Although other land is available within the City, much of it is very steep or has other physical constraints that would generally preclude its use for moderate density residential development.

The land within the planning area available for general residential development could yield an additional 3,005 units (1995 Housing Element), for a residential buildout of 20,818 dwelling units, a reduction of 3,081 units from the buildout forecast in the Final EIR. (The traffic analysis in the Final EIR evaluates a slightly smaller residential buildout of 20,428 dwelling units, but a substantially larger commercial/industrial buildout of 11.2 million square feet, or 3.8 million square feet more than what the 1995 General Plan proposes.)

The 1995 General Plan addresses other land use issues, including: (1) providing "adequate separation and buffering of less active residential uses from more intense land uses, major streets, and highways"; (2) requiring a specific plan in the SOI to protect its unique biological and open space resources; (3) minimizing grading to retain natural vegetation and topography; (4) enacting Development Code provisions to develop second units on single-family parcels while maintaining single-family character, neighborhood integrity, and infrastructure capacity (this strategy helps provide for affordable housing); (5) developing an open space program that will identify and preserve open space land and rank its importance in coordination with the Slope Density Scale Ordinance; (6) establishing a review and decision making process for any potential removal of open space dedications; (7) obtaining Open Space land through feasible acquisition and management techniques, including entitlement review and density transfer, bond issues, lighting and landscape districts, and below-market purchase in exchange for development; (8) designating five Planned Development areas and requiring a master plan for each; (9) clustering development to preserve open space and natural resources; (10) integrating complementary development types (e.g., commercial, residential); and (11) calculating citywide development capacities for each land use designation, including floor area ratio (FAR) for nonresidential development as appropriate.

The overall reductions in buildout potential, and additional controls on new development, will reduce potential land use and other environmental impacts. Especially, the designation of the five Planned Development areas and the SOI Agriculture area, including the planning and review processes inherent in the designations, will provide the City with the opportunity to minimize potential environmental impacts.

Based on the analysis in this Final EIR Addendum Number 2, the changes considered in the 1995 General Plan will not result in any new or more adverse impacts not already considered in the Final EIR. The findings adopted by the City Council in Resolution 92-43 regarding certification of the Final EIR for the General Plan are considered current and valid for the 1995 General Plan.

6. Public Services and Facilities

Setting

Issues of concern in this section include those associated with provision of public services, particularly schools and libraries, and public facilities such as water, sewer, solid waste disposal, electricity, and natural gas.

Formal educational services are provided by the Walnut Valley Unified School District and the Pomona Unified School District. Local schools are presently experiencing overcrowding at some locations at different grade levels, and State funding mechanisms for constructing new schools will probably not be sufficient to build local schools (1995 General Plan, p. VI-3).

Library services are provided by the Los Angeles County Library System, which maintains a community library in the City. At present, this library does not meet either County or American Library Association standards in terms of volumes of books or facilities (Final EIR, p. IV-21).

Water is distributed by the Walnut Valley Water District which projects a buildout population for the planning area at 75,000 people, more than that projected in the 1995 General Plan. The uncertainty of future water supplies and availability will continue to be a constraint to future growth.

Final EIR (Impacts: Significant or potentially significant but mitigable)

Increased residential development will likely increase the demand for additional public services and improvements to existing utilities and other public facilities.

Although funding for programs and new facilities comes from the State, local schools have been historically underfunded and do not have sufficient revenues at present, nor do the schools anticipate funding in the near future, to adequately fund needed facilities. At present, many residents use library services in neighboring communities; there are no plans to expand County library services within Diamond Bar.

Although water is available in sufficient quantities and of sufficient quality to meet demands of the planning area, the Final EIR, at the time it was certified, identified no long-range plan established to accommodate growth in Southern California should another prolonged drought occur. Since that time, the Metropolitan Water District of Southern California has begun construction of the 260 billion-gallon Domenigoni Valley Reservoir Project in Riverside County, which will nearly double the region's surface water storage capacity, offering protection against future droughts and natural disasters.

Goals, objectives, and strategies contained in various elements of the General Plan are intended to reduce impacts on these services and facilities through, among other

things, appropriate design/plan review, minimizing potential hazards, financing of new public services and facilities, and providing sufficient municipal income to support services and facilities, planning within natural resource limits, using feasible technologies to conserve water, using reclaimed wastewater, using drought-tolerant landscaping materials, and developing a contingency plan for extended drought.

1995 General Plan (Impact: Significant or potentially significant but mitigable)

The Public Services and Facilities Element contained in the 1995 General Plan is more comprehensive than the 1992 Element. Strategy 1.1.5.b supports development of appropriately sited, environmentally sensitive, solid waste treatment facilities. New or modified strategies include: (1) requiring all new subdivisions to be connected to a public sewage system; (2) investigating and, if feasible, initiating the establishment of a redevelopment agency; (3) encouraging joint development of recreational facilities with the local school districts; (4) enabling, through appropriate zoning and development regulations or with a Conditional Use Permit, the construction and operation of private school facilities; (5) retaining and providing community social gathering places, including active and natural park lands, community centers, and plazas; (6) maintaining a public information program such as a "community calendar"; (7) encouraging organization of individual neighborhoods and discouraging through traffic on local streets while maintaining pedestrian and bicycle continuity, and encouraging neighborhood parks, improvement programs, and social events; (8) promoting sales tax generation; and (9) working with State officials and local elected representatives to promote statewide legislation to secure stable financing of local government, including an equitable distribution of sales tax revenues.

Residential unit buildout projections contained in the 1995 General Plan Land Use Element are less than those analyzed in the Final EIR. Also, 1995 General Plan strategies are more comprehensive. As a result, impacts on public services and facilities will not be greater than impacts identified in the Final EIR. The strategies added to the 1995 General Plan are intended to further reduce impacts.

CONCLUSION

Based on the analysis in this Final EIR Addendum Number 2, the changes considered in the 1995 Diamond Bar General Plan will not result in any new or more adverse impacts not already considered in the Final EIR.

REFERENCES

1. City of Diamond Bar General Plan Document 3: Environmental Impact Report. City Council certification: July 14, 1992, Resolution No. 92-43.

2. Addendum to Final EIR for the City of Diamond Bar 1993 General Plan. City Council certification: July 27, 1993, Resolution No. 93-57.
3. City of Diamond Bar Draft General Plan, April 1995.



GENERAL PLAN

Adopted July 25, 1995

ACKNOWLEDGEMENTS

CITY COUNCIL

Phyllis E. Papen, Mayor
Gary H. Werner, Mayor Pro Tem
Eileen Ansari, Councilmember
Clair W. Harmony, Councilmember

Terrence L. Belanger, City Manager

Jay C. Kim (Former Councilmember)
Paul Horcher (Former Councilmember)
Don Nardella (Former Councilmember)
John A. Forbing (Former Councilmember)
Dexter MacBride (Former Councilmember)
Gary E. Miller (Former Councilmember)
Robert L. Van Nort (Former City Manager)

PLANNING COMMISSION

Bruce Flamenbaum, Chairman
Bob Huff, Vice Chairman
David Meyer, Commissioner
Franklin Fong, Commissioner
Don Schad, Commissioner

Dexter MacBride (Former Commissioner)
Grace Lin (Former Commissioner)
Lydia Plunk, (Former Commissioner)
Clair W. Harmony (Former Commissioner)
David Schey (Former Commissioner)
Robert Kane (Former Commissioner)
Jack Grothe (Former Commissioner)
Michael Li (Former Commissioner)

1994 GENERAL PLAN ADVISORY COMMITTEE MEMBERSHIP

Ken Anderson
Nick Anis
Bob Arceo
Frank Arciero, Jr.
George Barrett
Barbara Beach-Courchesne
Terry Birrell
Martha Bruske
Todd Chavers
Haji Dayala
Jan Dabney
Ron Fitzgerald
Edda Gahm
Mike Goldenberg
Don Gravdahl
Jack Healy
Robert Huff
Greg Hummel
Jack Istik
Dorian Johnson
Steve Johnson
Chiman Kotecha
Oscar Law
Joyce Leonard
Chris Li
Max Maxwell

Bernie Mazur
Kathleen McCarthy
David Meyer
Peter Mitchell
Kishor M. Naik
Steve Nice
Debbi Noyes
Arthur O'Daly
Jim Paul
Albert Perez, Jr.
Ray Rebeiro
Rey Reyes
Sherry Rogers
Don Schad
David Schey
Sue Sisk
Wilbur Smith
Eric Stone
Reg Truman
Steven Tye
Dan Wildish
Tom Van Winkle

Mayor Gary Werner
Councilwoman Eileen Ansari

1990 GENERAL PLAN ADVISORY COMMITTEE MEMBERSHIP

Karla Adams
Carole Anderson
John Bennett
Ross Bilotta
Paul Bordwell
Tim Brunridge
Karen Castleman
Todd Chavers
Noel Cunningham
Jan Dabney
Rose Dam
Bruce Flamenbaum
Art Fritz
Gregory Gaffney
Mike Goldenberg
Clair Harmony
Greg Hummel
Shally Hsu
Bob Kane
Joe Larutta

Ed Layton
Dr. Jui-Kaung Lin
Cartherine Lott
Dexter MacBride
Pat McGinn
David Meyer
Steve Nelson
Khanh Nguyen
Victor Ochoa
Cindee Quan
Don Robertson
Don Schad
Kofi Sefa-Boakye
Mike Sment
Eric Stone
Donald Taylor
Kamal Trivedi
Steve Webb
Ed Yogoobian

CITY STAFF

James DeStefano, Community Development Director
Robert L. Searcy, Associate Planner
Ann J. Lungu, Assistant Planner
Marilyn C. Ortiz, Administrative Secretary

CONSULTANTS

Cotton/Beland/Associates, Inc.
Charles Abbott Associates

TABLE OF CONTENTS

	PAGE
Introduction	1
Land Use Element	I-1
Housing Element	II-1
Resource Management Element	III-1
Public Health and Safety Element	IV-1
Circulation Element	V-1
Public Services and Facilities Element	VI-1

INTRODUCTION



GENERAL PLAN

INTRODUCTION

A. VISION STATEMENT

The General Plan for the City of Diamond Bar has a major role to play in the future of its residents. As the "foundation for City public policy", it must be a statement of the hopes and aspirations of its citizens and should include a shared mental picture or "vision" of our future. This vision of the future is an important component of the Plan because it serves to communicate the unified intentions of the community.

The vision must be imaginative since it includes conditions that do not yet exist. But it must also be practical in order to motivate appropriate action and sustain commitment toward a common direction. Accordingly, a Vision Statement is useful in the General Plan as a means of defining scope and emphasis of the Plan. The following Vision Statement is intended to facilitate consensus on overall community growth and change; and help define key policy issues and resolution strategies.

What are the major components of the Diamond Bar Vision? What do the citizens of Diamond Bar seek for their community future?

- Retention of the rural/country living community character. There is a strong, long-held goal among residents to maintain and protect distinctive, physical attributes of Diamond Bar which make it a desirable place in which to live, through a careful balance of housing, businesses and services, public facilities, and preservation of significant natural environmental resources.
- Preservation of open space resources. Significant privately and publicly owned vacant areas exist within the boundaries of Diamond Bar and within its Sphere of Influence (SOI). The preservation of these resources contributes to the goal of retaining the City's distinctive character and offers educational and recreational opportunities.

Portions of the 3,591 acre Sphere of Influence (SOI) and abutting lands within the City have been included in Significant Ecological Area 15 by the County of Los Angeles. SEA 15 is considered to be a major significant ecological asset to the community. The City will play a proactive role in the preservation of this resource by assuring that extensive analysis and review precede any changes from its current uses and possibilities.

- Reduction of regional traffic impacts on local streets. Through traffic seriously encroaches on the City's local streets because of the preexisting inadequate regional freeway/circulation system. Commuters from neighboring cities make use of City streets in order to avoid the congested freeway system, to the detriment of local traffic, with attendant adverse impacts.

The City is committed to a proactive involvement in regional efforts to solve and/or reduce circulation impacts on the local community. Current plans and programs for implementation of the Circulation Element are designed to reduce congestion.

- Promotion of viable commercial activity. The City will play a proactive role in business

and economic development. Availability of a full range of desired retail goods and services and production of needed City sales tax revenue will be addressed by an Economic Resource Strategic Plan.

- Provision of well-maintained, attractive housing which accommodates people of all ages, cultures, occupations and levels of financial status.
- Creation of a community environment which nurtures social, cultural, religious, educational and recreational opportunities for its citizens.

The constellation of all parts of this Vision should produce and project an identity which is characterized by a peaceful, safe community which cherishes the rights of its citizens to grow and prosper, to assemble and interact constructively, to create and protect family life, and to be represented by an effective, caring and productive City government.

The Diamond Bar Vision Statement recognizes that a strong, viable partnership between its citizens and elected officials will be necessary to make the General Plan work toward attainment of the Vision. The "path" to the future will require a mutual commitment.

"The future is not a probable place we are being taken to, but a preferred place we are creating. The tracks to it are not found and followed, but made by laying and constructing a trail"--Peter Ellyard, PhD, 1993.

B. PURPOSE

State planning law requires that each city and county adopt a comprehensive, long-term general plan for the physical development of any lands in its jurisdiction, and for any land outside its boundaries which bears relation to its land use planning activities. The General Plan must contain a statement of development policies, as well as diagrams and text that identify objective, principals, standards, and plan proposals.

Seven elements are mandated by the Government Code:

- | | |
|---------------|----------------|
| • Land Use | • Conservation |
| • Circulation | • Safety |
| • Housing | • Noise |
| • Open Space | |

In addition, Section 65303 of the Government Code provides that the plan may include any other elements which, in the judgment of the legislative body, relate to the physical development of the City. The combination of two or more mandated elements is permitted. Since many development and environmental issues are so interrelated, the Diamond Bar General Plan has been organized into five elements.

Neither the organization or presentation of the elements are placed with implication of priority or order of importance. Similarly, the listing of goals, objectives, and strategies do not imply priority or magnitude of importance.

C. REQUIREMENTS

Government Code Section 65300 defines the General Plan as a long-term document. By projecting conditions and needs into the future, the General Plan establishes a basis for evaluating current policy and providing insight on future policy. State law requires that general plans be comprehensive, internally consistent, and long-term.

- **Comprehensive** - A General Plan must be a comprehensive planning document, covering not only the geographic area within the City boundaries, but also the areas adjacent to the City that bear a reasonable relationship to City planning. Areas outside of the City limits may include the actual Sphere of Influence, as adopted by the Local Agency Formation Commission, or may be larger or different areas that create planning constraints on the City. Not only must the General Plan be comprehensive in terms of area, it must also address all of the relevant issues that legitimately face the jurisdiction (issue comprehensiveness).
- **Internally Consistent** - In 1975, the Legislature adopted the "internal consistency" requirement, which means that all elements of the General Plan are equally important and must be consistent with one another. In addition, diagrams within the General Plan must be consistent with the text. If a new element is adopted or a part of the General Plan is amended, the rest of the plan must be changed wherever inconsistencies result. Otherwise, there will be confusion regarding community policies and standards.

In addition to internal consistency, the General Plan must be consistent with zoning - a primary tool in the implementation of the General Plan.

- **Long-Term** - One of the most important guidelines for General Plans is that they address a broad enough horizon so that their strategies have sufficient time to be implemented, and so that their vision is to meet the best long-term needs of the community. However, it is also important to keep the time frame with reasonable parameters, so the document will not become dated too quickly, and so that its level of analysis can be more accurate, since the error rate of projections tends to increase geometrically as time increases.

D. CONSISTENCY WITH OTHER PLANNING PROCESSES

To be an effective guide for future development, the General Plan also must provide a framework for local development that is consistent with the policies of appropriate Statewide and regional programs and regulatory agencies. General Plans must comply with all requirements of the California Environmental Quality Act, as amended. In addition, the following legislation or regulations directly affect Diamond Bar:

STATEWIDE

- Surface Mining and Reclamation Act
- Alquist-Priolo Special Study Zones Act
- Sphere of Influence as regulated by the Local Agency Formation Commission

REGIONAL - South Coast Air Quality Management District

- South Coast Air Quality Management Plan

REGIONAL - Southern California Association of Governments

- Regional Mobility Plan
- Growth Management Plan
- Regional Housing Needs Assessment

E. COMMUNITY PARTICIPATION

State law requires citizen participation in the planning process. Recognizing the importance of organized citizen input into the planning process, a 30-person General Plan Advisory Committee (GPAC) was established in late 1989 by the City Council. The GPAC represented a diversity of groups within the Diamond Bar community. At the beginning of the General Plan process, numerous interviews were held with community leaders to provide input to the GPAC regarding citizen concerns. Approximately three dozen Public Workshops were held with the GPAC on a regular basis through the initial, formulation stages of the planning process. Quarterly Newsletters were utilized to update the community on the progress of the General Plan. In April, 1992, the GPAC concluded its activities and transmitted a Draft General Plan to the Planning Commission for review. The Planning Commission conducted thirteen public hearings to receive input and consider the 1992 General Plan. Notices of initial public hearings were provided via letter, full-display ads in local newspapers, and posters and kiosks were displayed within the community.

In June, 1992, the Planning Commission forwarded the Draft General Plan to the City Council for review and adoption. The Council conducted six extensively-noticed public hearings and adopted the General Plan on July 14, 1992. Following adoption of the 1992 General Plan, a residents' group circulated a referendum petition which was ultimately qualified. The City Council exercised its option to reconsider the adoption of the 1992 General Plan and as a result, on March 16, 1993, rescinded its prior resolution which adopted the Plan.

The City Council then directed the preparation of a broad-based community participation program to encourage and obtain community involvement and create the 1993 General Plan. An extensive series of five public workshops (April, May) and nine public hearings (May, June and July) were conducted. Workshops and public hearings were noticed to the community by means of newspaper ads, posters, press releases, cable television public service announcements, and direct mailing to approximately 300 persons and organizations. The results of this process were used in formulation of the 1993 General Plan to accurately reflect the community's consensus of its vision for the future. Subsequent to the adoption of the 1993 General Plan, a citizens group again presented a referendum petition to the City. The City Council repealed the 1993 General Plan in December, 1993.

In January, 1994, the City Council assembled the 38 member 1994 GPAC to begin review of the Draft General Plan. The GPAC was composed of a variety of residents, as well as property owners and developers with interests within the City, in addition to Mayor Werner and Councilmember Ansari. This group participated in 14 public meetings and one study session that extended over a six month period. The GPAC reviewed each element making significant changes, placing greater importance on open space retention, hillside preservation and improving the quality of life. The results of their deliberations were forwarded to the Planning Commission for consideration. The Planning Commission conducted

numerous public hearings from July 11 to October 17, 1994. The City Council held public hearings from November, 1994 to May, 1995 to review and consider the General Plan. Figure 1 describes the Community Participation Program for the 1995 General Plan.

F. CITY HISTORY

The City of Diamond Bar is located in the southeast corner of Los Angeles County, at the intersection of Los Angeles, Orange, and San Bernardino Counties. The City is situated at the eastern end of the East San Gabriel Valley, adjacent to both State Routes 57 and 60, as shown in Figure 2. Diamond Bar began as "Rancho Los Nogales" (Ranch of the Walnut Trees) after a Spanish land grant in 1840. At its height, it was one of the largest cattle and walnut ranches in Southern California. Until the mid 20th Century, this land was alternately combined and divided for various agricultural uses. In 1956, the Christiana Oil Corporation and the Capital Oil Company, a subsidiary of the Transamerica Corporation, purchased the Diamond Bar Ranch. A comprehensive development plan was prepared and approved for the City, making it one of the first master-planned communities in the County.

During the 1960's, suburbanization spread eastward from the Los Angeles basin, stimulating local housing and population growth as Diamond Bar's open hillsides were replaced by homes. Despite its initial conception as a master-planned community, Diamond Bar has not developed in an orchestrated manner. As a result of this development pattern, Diamond Bar today is primarily a residential community. In March, 1989, local voters voted to incorporate and on April 18, 1989, Diamond Bar became Los Angeles County's 86th city.

G. MAJOR ISSUES

Planning for Diamond Bar is driven by three overriding issues which have a multitude of implications on the City's future:

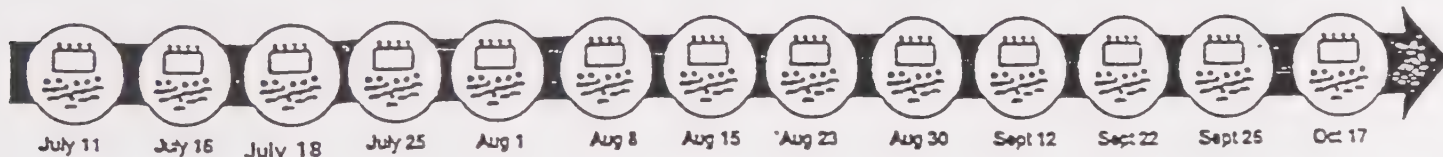
- Land use (including open space)
- Circulation
- The economics of municipal governance

While the following sections briefly describe each of these issues in more detail, it must be remembered that they are inexorably woven together to form the fabric of the City. The listing of issues is not intended to imply priorities.

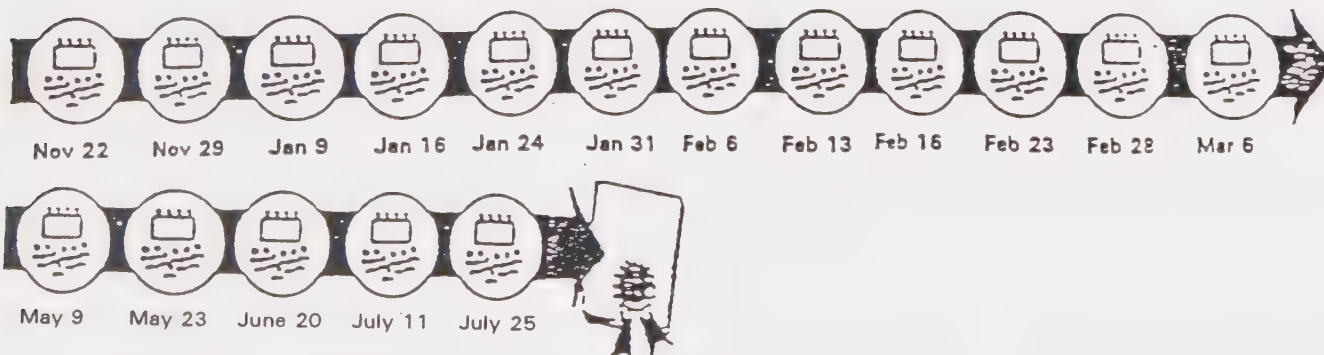
General Plan
Advisory Committee (GPAC)
Meetings



Planning Commission
Public Hearings

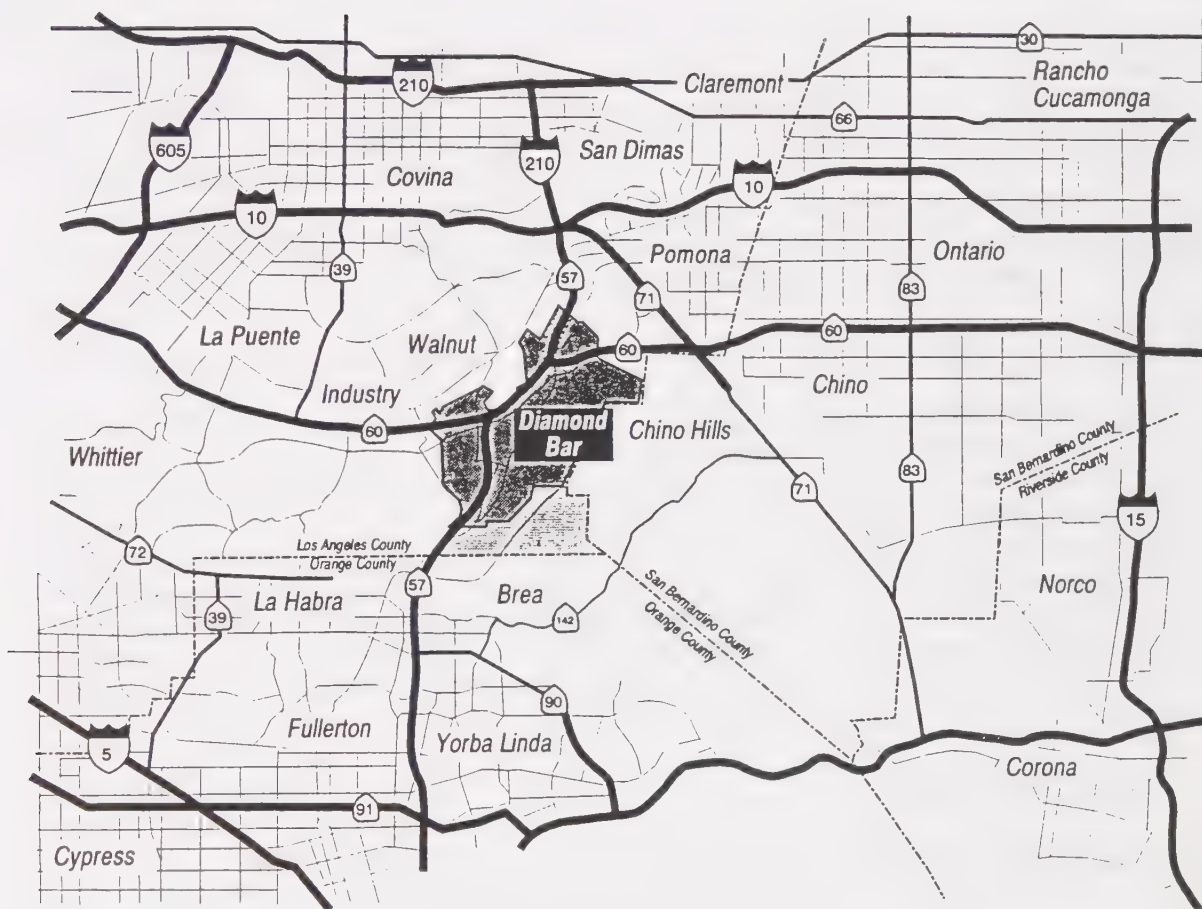


City Council
Public Hearings





Adoption of the
General Plan

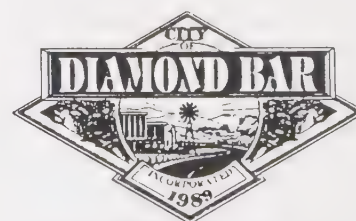
Figure 1
City of Diamond Bar
General Plan
Community Participation Program



0 1 2 4
Scale in Miles

↑
NORTH

-  CITY OF DIAMOND BAR
-  CITY OF DIAMOND BAR
SPHERE OF INFLUENCE



GENERAL PLAN

*Figure 2
Regional Location*

1. Land Use

While much of the City is already developed, there are still substantial vacant parcels of land in the community and the SOI. Some vacant properties are suitable for development and others should be preserved for open space because of their significant environmental resource value. Three major sub-issues affect formulation of land use policy for Diamond Bar. First, economic pressure for development of vacant land conflicts with the community desire to maintain the quality of the existing environment. Second, the status of deed and map restrictions affect the development potential of vacant properties. Resolution of this conflict will require a careful balancing of appropriate development and retention of open space.

Third, the status of significant environmental resources within SEA 15 (Tonner Canyon/Chino Hills Significant Ecological Area) requires further analysis and definition. As defined by the County of Los Angeles, it is "a regional, riparian woodland complex". It is part of a three-county regional environmental system. The Firestone Boy Scout Reservation, Tonner Canyon Road and cattle grazing have been the only intrusive uses. However, regional circulation studies have considered various proposals including a "regional bypass roadway" within the SOI which would help resolve local traffic congestion impacts. Definition of the precise configuration and alignment of that roadway in order to avoid disruption of sensitive environmental resources requires further study.

2. Circulation

The City's location at the interchange of major east/west and north/south freeways (State Routes 60 and 57) and pre-incorporation decisions effectively limit the City's ability to achieve an efficient circulation system. While the local circulation system is adequate for ordinary local traffic requirements, the deficient freeway interchange forces regional commuter traffic onto local streets creating extreme congestion during peak travel periods. The multiplicity of relevant county and local jurisdictions and State agencies both challenges and complicates regional planning solutions. Solutions must include consideration of a full range of options, including improvement of freeway capacity and access, transportation demand management and sensitively planned and compatible expanded regional arterial systems. The key to effective solutions is through continued intergovernmental and inter-agency cooperation.

3. Economics

While Cityhood has brought local control, attendant to that is responsibility for planning for the economic well being of the City. Short and long term revenue projections are inadequate to support current levels of municipal services and provision of needed capital improvements. The reasons include limited opportunities for generation of sales tax; diminishing availability of Federal, State and County funding; and property tax limitations. Further, the City has an inadequate mix and a limited range of viable retail uses.

Underlying all proposed responsibilities of government is a fundamental fiscal fact: Virtually all governmental activity and programs are financed by taxpayer dollars. Whether city, county, regional, state, or national economic cycles reflect growth and prosperity, or reflect recessive constriction and depression, the ability of a community and its servant government to pay for services must be a dominant concern. This General Plan, conceived in a time of regional and state economic recession, recognizes the need for fiscal prudence and effective, efficient management of the community's resources. The General Plan is also designed to allow for some prudent, careful future expansion when the area's economy has improved to warrant change. Such recognition embraces a range of imperatives from fiscal survival to enhancement of Quality of Life.

H. DOCUMENT CONTENTS

The following elements of the Diamond Bar General Plan have been designed to address the variety of environmental issues that affect the City.

Diamond Bar General Plan	State Mandated General Plan Elements	Issues
Land Use Element	Land Use	Land Use
Housing Element	Housing	Housing
Resource Management Element	Open Space Conservation	Visual Resources Biological Resources Park and Recreation Water Resources Energy Resources Solid Waste Mineral Resources Agriculture
Public Health and Safety Element	Safety	Geology Seismicity Flooding Fire Protection Crime Protection Emergency Services Hazardous Materials Air Quality
	Noise	Noise
Public Services and Facilities Element		City Financing Economic Development
Circulation Element	Circulation	Circulation Trails Automobile Bicycle Equestrian Aviation Truck Routes Public Transit Railroad

I. GENERAL PLAN FORMAT

The 1995 Diamond Bar Draft General Plan is divided into three documents for ease of reference.

1. Document 1: General Plan

The first document contains the six actual divisions of the General Plan proper, that is, the compilation of the goals, objectives, and implementation strategies of the Plan. This document contains an Introduction, and the Land Use, Housing, Resource Management, Public Health and Safety, Public Services and Facilities, and Circulation Elements.

2. Document 2: Final Environmental Impact Report/Technical Appendices (Certified 7/14/92) (Includes Mitigation Monitoring Plan)

This document contains the Environmental Impact Report (EIR) for the General Plan, including the Notice of Preparation and Responses. The EIR contains the appropriate environmental documentation for the General Plan as required by the California Environmental Quality Act (CEQA) including detailed analyses of the various impacts of ultimate development in Diamond Bar. This document also contains all of the technical appendices not specifically related to the EIR, such as noise, air quality, land use summaries and alternatives, etc. An Addendum to the Final Environmental Impact Report (FEIR) was prepared on the 1993 revised General Plan. Addendum #2 has been prepared addressing the 1995 General Plan.

3. Document 3: Master Environmental Assessment (adopted 7/14/92)

The Master Environmental Assessment for the City, which provides a comprehensive and consistent baseline of environmental data from which further (project-specific) environmental analyses can be performed, was adopted on 7/14/92 and is incorporated by reference as part of the 1995 General Plan.

The organization of the General Plan can thus be visualized as follows:

- **Document 1**
 - Introduction
 - Land Use Element
 - Housing Element
 - Resource Management Element
 - Public Health and Safety Element
 - Public Services and Facilities Element
 - Circulation Element
- **Document 2**
 - Environmental Impact Report
 - Technical Appendices
- **Document 3**
 - Master Environmental Assessment

LAND USE ELEMENT



GENERAL PLAN

TABLE OF CONTENTS

	PAGE
A. Introduction	I-1
B. Legal Requirements	I-1
C. Existing Conditions	I-1
D. Community Development Issues	I-7
E. Land Use Goals, Objectives, and Strategies	I-10
F. Land Use Plan	I-27

LIST OF FIGURES

FIGURE		PAGE
I-1	Existing Land Use	I-6
I-2	Proposed Land Use Map	I-27
I-3	Possible Building Configurations for 0.25:1 Floor Area Ratio	I-28

LIST OF TABLES

TABLE		PAGE
I-1	City-Wide Existing Land Uses (1993)	I-4
I-2	Sphere of Influence Existing Land Uses (1993)	I-5
I-3	Land Use Development (By Category)	I-25
I-4	Potential Residential and Commerical Growth	I-26

1. LAND USE ELEMENT

A. INTRODUCTION

It is the desire of the citizens of Diamond Bar to maintain a rural and country living environment.

Planning for the long-range use of land in the City is like fitting together the pieces of a three-dimensional jigsaw puzzle. Each "piece" of land has unique opportunities and constraints, but may also have many needs or conditions that are shared by surrounding pieces, such as utilities, fire protection, and protection from excessive noise. Each piece must be weighed individually, as well as together with surrounding pieces as an integrated whole. Finally, all pieces must be weighed together to assure that their combined pattern best fulfills the short and long-term needs of the community. The Land Use Element of the General Plan provides a framework to unify and organize these "pieces" around several central themes, so that development of remaining open land will enhance these themes and work toward achievement of the Diamond Bar Vision.

B. LEGAL REQUIREMENTS

California law requires that each city and county prepare and adopt a comprehensive, long term general plan for its physical development. Government Code Section 65302(a) requires that local general plans include a land use element as part of the required general plan. This requirement is intended to ensure that communities achieve and maintain a logical land use pattern, as well as standards for population density and development intensity which is consistent with community goals and objectives. Thus, the land use element has the broadest scope of the general plan elements required by State law.

C. EXISTING CONDITIONS

Diamond Bar is located at the junction of two major Southern California freeways (57 and 60) in the southeastern corner of Los Angeles County. Although conceived as one of the first planned communities in the west, it developed mainly as individual and unrelated detached single family residential tracts, with a minimal amount of commercial and other non-residential uses.

The City incorporated in 1989, after developing under the jurisdiction of Los Angeles County for almost 30 years. Historical patterns of development under the County have created isolated multi-family areas, small commercial centers with limited access, and a general fragmentation of uses in the City.

1. Residential Uses

Diamond Bar is comprised of rolling hills and valleys between rapidly urbanizing freeway corridors (west and north) and the largely undisturbed Sphere of Influence (south). According to the California Department of Finance, the City has a total of 17,813 dwelling units that presently house a population of 54,315 residents (1993). The City is primarily residential. Single family detached units represent the majority of the City's housing stock. Approximately five percent of the single family units are on large, "rural" residential lots (one acre or more). In general, development densities are greater in the flatter portions of the City (west), while larger lots predominate in the hillside areas (east).

Along the 57 and 60 freeway corridors, single family lots are generally under 10,000 square feet.

Detached single family developments in these areas have been built at 3-5 dwelling units per acre, which represents over half of the City's entire housing stock. While single family development predominates, multi-family projects can be found along Diamond Bar Boulevard, south of Grand Avenue and on Golden Springs Drive, north of Diamond Bar Boulevard. These developments usually occupy small sites along major roadways, and are built at 10-20 units per acre. The more dense multi-family projects (16 units per acre) are older condominiums approved by Los Angeles County prior to incorporation. This western half of the City generally contains the older housing, built in the 1960s and early 70s. The City also has apartment complexes of moderate density (10.9-16.7 units per acre), with most located on major arterials such as Diamond Bar Boulevard.

Typical of most affluent suburban communities in hillside areas; lot size, unit size, and unit price in Diamond Bar generally increase with the degree of slope. East of Diamond Bar Boulevard, development density (units/acre) decreases as lot size increases. "The Country Estates", a private gate-guarded community, contains 638 homes and occupies 855.5 acres along and just west of the ridge separating the City from Tonner Canyon. Here, lots may be several acres or more in size, depending on the severity of the slope.

2. Non-Residential Uses

Non-residential uses comprise about 20 percent of the City's land area. Commercial uses occupy approximately two percent of the City's land area and are mainly located along Diamond Bar Boulevard and portions of Golden Springs Drive. Office uses occupy approximately 140 acres, with a major 110-acre corporate office complex located just east of the southern intersection of the 57 and 60 freeways; this Gateway Corporate Center is presently less than half completed. Approximately 84 acres of industrial/business park uses are located along Brea Canyon Road, north of Lycoming Avenue. Parks, public facilities, open space, and roads occupy the remaining area.

The building areas shown in Tables I-1 and I-2 are for existing commercial, office, and light industrial uses and were calculated based on representative samples of shopping centers, office parks, and industrial parks within Diamond Bar. Building area can be estimated based on Floor Area Ratio (FAR), or the ratio of building area in square feet divided by the total area of the site (in square feet). For example, a building with 17,500 square feet on a 1 acre site (43,560 square feet) has an FAR of 0.40 (17,500 divided by 43,560). Local leasing companies were contacted to obtain total site and building square footages. Detailed data on local FARs was not available, because most shopping centers support a variety of commercial, office, and/or business park uses. However, a selective representative survey of local centers indicates the following FARs are most applicable to Diamond Bar uses, and can be considered representative for planning purposes: Commercial = 0.24, Office = 0.38, and Business Park = 0.32.

Other major non-residential land uses include public facilities which encompass schools (158 acres) and other government facilities; developed and undeveloped parks (470.8 acres); which includes the Diamond Bar Golf Course (178 acres). At present, there are 2,757.1 acres of vacant land potentially available for development and/or preservation. Many of these vacant lands are subject to existing map and deed restrictions which limit their future development potential, and are separately identified in Figure I-1. The largest parcel of vacant land is the Tres Hermanos property (approximately 800 acres), at the northeast corner of the City, between Grand Avenue and the Pomona (60) Freeway. Figure I-1 shows the location of existing land uses within Diamond Bar.

3. Sphere of Influence

The City of Diamond Bar's Sphere of Influence was first approved by the Los Angeles County Local Agency Formation Commission (LAFCO) on August 8, 1990, and encompasses 3,591 acres immediately south of the City limits to the Los Angeles County/Orange County border. This sphere area includes the middle portion of Tonner Canyon - an undeveloped northeast/southwest trending wooded canyon, which extends beyond the City's Sphere of Influence into Orange County to the south and San Bernardino County to the east.

Pursuant to the Cortese/Knox Local Agency Reorganization Act, the Sphere of Influence serves as an area designated as future area to be annexed to the City. However, until such time as the property is annexed to the City of Diamond Bar the area remains under the jurisdiction of Los Angeles County.

4. Potential Regional Impacts

State law provides that each city and county may include in a proposed general plan any land outside its boundaries which bears relation to its land use planning activities. Government Code Section 65303 provides that the General Plan may address other subjects which, in the judgement of the legislative body, relate to the physical development of the city, noting that "no city...is an island in the regional setting".

Areas of potential impact upon the City of Diamond Bar include proposals for development of a Materials Recovery Facility near the northwest boundary of Diamond Bar; a proposal to locate potable/non-potable water facilities; an institute of higher education on the Tres Hermanos Ranch in Chino Hills and Diamond Bar; potential development surrounding the new City of Industry Metrolink Station (rail facility) adjacent to the westerly border of Diamond Bar; potential development of vacant land or hills adjacent to the 57 and 60 freeways and the Union Pacific right-of-way in the City of Industry; potential development of vacant land south of Brea Canyon Cutoff Road and west of 57 freeway and Brea Canyon Road; and Diamond Ranch High School in Tres Hermanos. These proposals should be carefully monitored by the City and the City should proactively participate in the planning process where necessary to achieve General Plan goals.

**Table I-1
City-Wide Existing Land Uses (1993)**

Existing Residential Land Uses				
Uses	Acres	Units	Percent of Residential Acreage	Percent of Total City Acres
Rural/Hillside	855.5	638	17.2	8.9
Single Family	3656.8	11,916	73.8	38.2
Multi-Family	418.0	4,991	8.5	4.3
Mobile Homes	22.1	268	0.5	0.2
Residential Subtotal	4,952.4	17,813	100.0	51.6
Existing Non-Residential Land Uses				
Uses	Acres	Square Feet	Percent of Non-Residential Acreage	Percent of Total City Acres
Commercial	181.8	1,950,000	9.7	1.9
Office	138.5	2,750,000	7.4	1.4
Business Park	83.6	1,165,000	4.5	0.9
Public Facilities	211.7		11.3	2.2
Parks/Rec ⁽¹⁾	470.8		24.9	4.9
Fwy/Major Roads	787.1		42.2	8.2
Non-Residential Subtotal	1,873.5	5,865,000	100.0	19.5
Vacant Land	2,757.1	-	-	28.8
TOTAL (Within City Corporate Boundaries)	9,583.0	-	-	100.0

Source: The Planning Network, 1990; California Department of Finance, 1993 estimate.

⁽¹⁾ Includes developed and undeveloped park land (See Table III-1, Resource Management Element)

**Table I-2
Sphere of Influence Existing Land Uses (1993)**

Existing Residential Land Uses				
Uses	Acres	Units		
Rural/Hillside Single Family Multi-Family Mobile Homes	0	-	-	-
Residential Subtotal	0	-	-	-
Existing Non Residential Land Uses				
Uses	Acres	Units	Percent of Non- Residential Acreage	Percent of Total Acres
Commercial Office Business Park Public Facilities Parks/Rec ⁽¹⁾ Fwy/Major Roads	1.7 3,200	0	0.05 99.95	0.05 99.95
Non-Residential Subtotal	3,201.7	0	100.0	100.0
Vacant Land	389.3	0	0	0
TOTAL (Within Sphere of Influence)	3,591.0	0.0	100.0	100.0

⁽¹⁾ Represents Firestone Boy Scout Camp

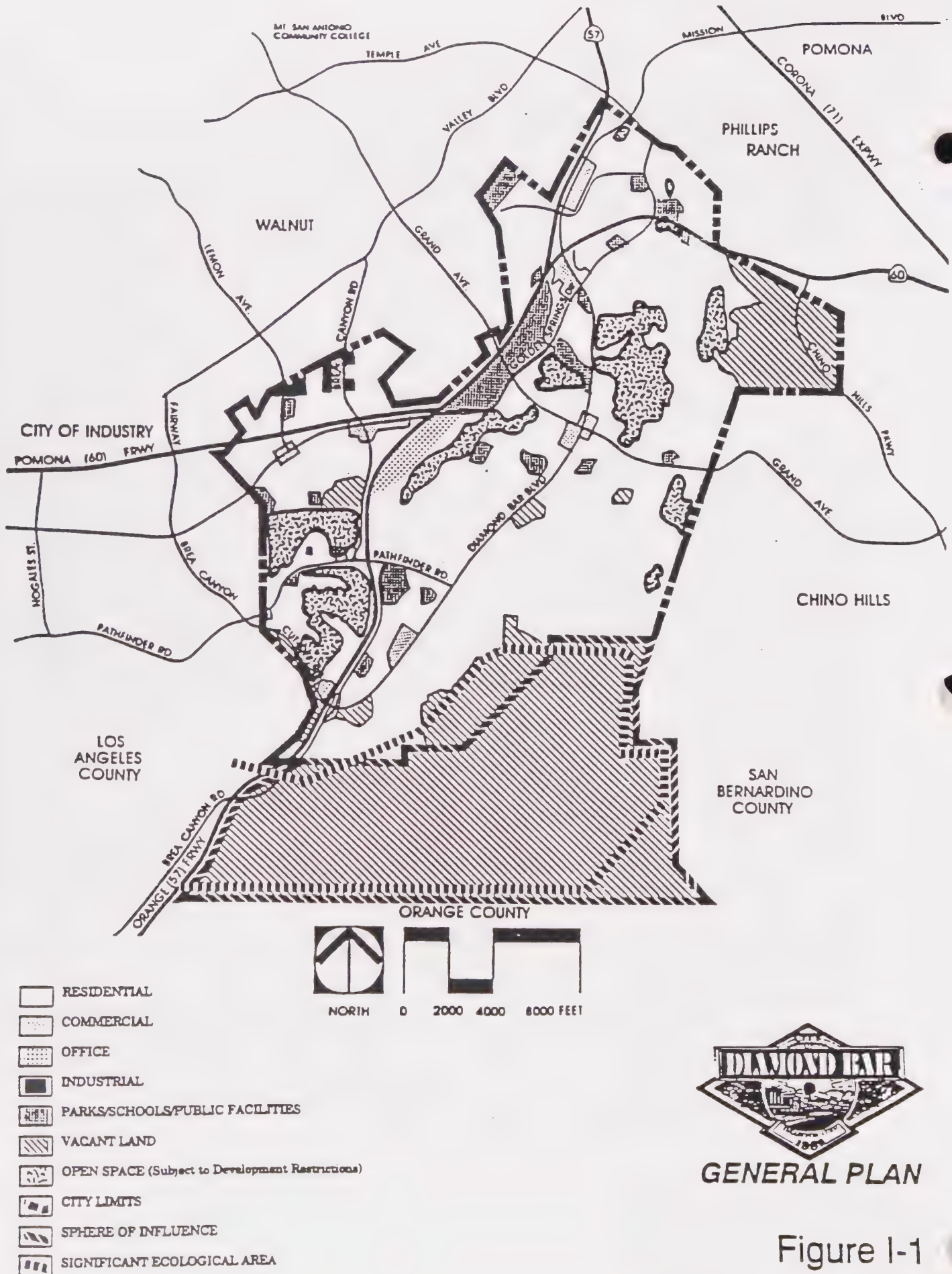


Figure I-1
Existing Land Use

D. COMMUNITY DEVELOPMENT ISSUES

The four major land use issues identified in the master Environmental Assessment are: 1) land use mix; 2) capacities of the natural and man-made environment to accommodate growth; 3) City image; and 4) local versus regional needs and short-term versus long-term solutions.

1. Land Use Mix

a. Disposition of Remaining Vacant Lands Including, but Not Limited to, a Determination of Deed and Map Restriction Status.

Determining the status of remaining vacant lands is a major policy decision facing the City. As part of the General Plan program, an "Open Land Survey" was conducted to identify possible development restrictions that might have previously been approved by the County. The survey found that various types of notations and restrictions had been placed by the County on the subdivision maps creating certain identified vacant lands. In some cases, deed restrictions were imposed to ensure that development would not occur without further legislative review on vacant lands; however, many other notations and "restrictions" were ambiguous.

ISSUE ANALYSIS: Those lands which have been deed and/or map restricted should be pursued as public open space. There is a need for examination of original and existing deed and map restrictions which affect vacant land proposed for development. Past confusion resulting from Los Angeles County transmittal of development entitlements should be resolved.

b. Open Space Definition and Preservation

There are different types of undeveloped lands in the City. These include natural undisturbed hillsides, ridges and canyon bottoms. Man-made open space can range from graded hillsides that appear "natural", to open space areas which have been or may in the future be subject to deed or subdivision map restrictions which preclude development. Other open space areas include improved properties such as parks, golf courses, recreational facilities and cemeteries. This General Plan categorizes these different types of open space areas into distinct and clearly understood designations.

Presently undisturbed hillsides, ridgelines and canyon bottoms located on privately owned property are susceptible to future development. Therefore, this General Plan sets forth strategies for land use development that will preserve significant environmentally sensitive areas through the use of techniques such as transfer of development rights and clustering.

ISSUE ANALYSIS: Open space areas must be given clearly understood and identifiable designations and preservation strategies must be identified.

c. Economics

The City presently has a modest budget with a small operating reserve. Municipal costs generally tend to increase faster than revenues, and service needs can be expected to increase faster than services can be provided. Therefore, the City should control service costs while seeking ways to increase City revenues. City governments have two basic sources of revenue: Local residents and businesses.

As a means of increasing revenues, the City could attempt to increase property tax revenues by establishing Diamond Bar as an exclusive community. This might be accomplished by significantly lowering allowable densities on remaining vacant land and encouraging development of remaining vacant lands as gate-guarded communities. While resale and new houses in the City command fairly high prices (slightly over \$300,000), market research shows that home prices must exceed half a million dollars before property tax revenues approach municipal costs for service. In addition, after the passage of Proposition 13 in 1978, cities receive

a much lower proportion of their revenues from local property taxes. Available data also indicates that lower priced single family dwellings, condominiums, and other attached multi-family housing cost proportionately more for services than they generate revenues.

A second source of additional revenue to the City is sales taxes generated by existing or new local businesses. In general, market research shows that retail commercial uses generate significantly more municipal revenues as compared to costs. By comparison, business park uses generally "break even", while office uses cost more to serve than the revenues they produce for a city.

Potential sources of additional revenues for the City would be new or higher user fees, taxes, or service assessments. There are a variety of such charges available to cities that can be applied to either residents and/or businesses.

For these reasons, economic factors are closely tied to land use decisions; the amount and variety of non-residential (especially commercial) uses allowed in the City will largely define its revenue options as it determines the types of services it can provide. Aside from property taxes and per capita subventions, sales taxes are often the largest source of municipal revenues. However, the pro rata share of dollars to municipalities may shift outside of the City's control. It is important for the City to make sound land use decisions based on the long-term quality of the living environment, rather than solely on the economic benefits of unpredictable market trends.

Fundamental marketing strategies that cities typically employ, relative to commercial land, to generate positive municipal revenues/costs are as follows. Cities can choose to attract low-to middle-range shoppers, or they may decide to focus on upper-or high-end buyers. Depending on location, cities can also choose between attracting local buyers, or exploiting more regional shoppers. Diamond Bar can target all of these marketing strategies to maximize its economic return. The City could develop an area with good freeway visibility and access for high-end specialty commercial and offices uses. These uses could attract local, as well as a considerable amount of regional shoppers. High-end office uses could also be located nearby to support these commercial uses. There are also several large shopping centers in the City with good freeway visibility and access, which can support regional, freeway-serving, or community commercial uses. Smaller shopping centers located on major streets within the developed portions of Diamond Bar should be oriented mainly for local use. The City also has the potential to take advantage of regional mid-range shopping opportunities in the undeveloped northeastern portion of the City, along the Pomona Freeway.

ISSUE ANALYSIS: There is a need to encourage a variety of new or expanded commercial uses and other non-residential development, as well as investigate other funding mechanisms, to help finance City services, infrastructures and amenities.

2. Capabilities Of The Natural And Man-Made Environment

a. Natural Resources

Events of this decade have highlighted our limited regional resources, such as air quality, water, and solid waste disposal. As a new City, Diamond Bar needs to establish its own position on these environmental issues. Although the City is largely built out, additional growth could place unacceptable limits on sensitive or scarce resources or on areas subject to hazards such as flooding (refer to flood hazard maps in MEA).

ISSUE ANALYSIS: There is a need for the City to plan for growth in ways that protect and conserve natural resources and the environment.

b. Infrastructure Capabilities

At present, the City has a fairly new infrastructure system and operates its services with a slight surplus of revenues. However, as the City ages, maintenance and service costs go up faster than municipal revenues increase. The current mix of land uses within the City is insufficient to adequately fund long-range capital and operating needs.

ISSUE ANALYSIS: There is a need to plan now for the anticipated increase in traffic, the maintenance of existing facilities, fund new facilities, and support future services to enhance the quality of life in Diamond Bar.

3. City Image

a. Balanced, Residential Community

Although originally intended to be developed as a master-planned community, Diamond Bar has not developed in an orchestrated manner subject to a master set of covenants, conditions and restrictions. It is, rather, a more traditional bedroom community, consisting primarily of single-family residential tract development, punctuated with local commercial businesses and multiple family housing at arterial intersections. Although the City lacks a "downtown" area which might contribute to a focused image, it has the reputation of a desirable and attractive place to live, containing many features of a more rural environment. The vision of the General Plan offers the opportunity to crystallize the image of the community.

ISSUE ANALYSIS: There is a need to define and promote a City image that reflects the City's many attributes and its long-term vision.

b. Land Use Compatibility

A major goal of the community is to protect existing neighborhoods and their character. There are outside pressures on the City to help solve regional traffic problems. At the same time, there are outside pressures on the City adversely affecting the City due to outside regional development and traffic. In general, housing densities, types of units, and lot sizes should be maintained in established residential areas. In some cases, the desire to protect the character of existing neighborhoods may require remedial action to eliminate uses that are not compatible or that are not appropriate for a specific area.

ISSUE ANALYSIS: There is a need to protect the character of existing neighborhoods from incompatible land uses.

4. Local versus Regional Needs/Short-Term versus Long-Term Solutions

a. Circulation

Diamond Bar presently provides a number of "short cuts" for regional commuters during peak traffic periods and during periods of local freeway congestion. The City may choose to take appropriate measures to relieve regional congestion which would ultimately free up local roads for predominately local use. The City of Diamond Bar should proactively and aggressively work with and lobby adjacent/regional agencies to develop regional circulation solutions that directly benefit Diamond Bar local access needs. Local community residents should be given an opportunity for participation in the discussion of these needs and possible solutions.

ISSUE ANALYSIS: There is a need to prevent regional commuter traffic from impacting local traffic and local activities.

E. LAND USE GOALS, OBJECTIVES, AND STRATEGIES

"IT IS THE OVERALL GOAL OF THE LAND USE ELEMENT TO ENSURE THAT THE LAND USES AND DEVELOPMENT DECISIONS OF DIAMOND BAR MAINTAIN AND ENHANCE THE QUALITY OF LIFE FOR ITS RESIDENTS."

GOAL 1	"Consistent with the Vision Statement, maintain a mix of land uses which enhance the quality of life of Diamond Bar residents, providing a balance of development and preservation of significant open space areas to assure both economic viability and retention of distinctive natural features of the community."
---------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 1.1 Establish a land use classification system to guide the public and private use of land within the City and its Sphere of Influence.

Strategies:

- 1.1.1 Identify residential land use categories to provide an appropriate range of housing types for residential development within the City and its Sphere of Influence.
- (a) The maximum gross density of **Rural Residential (RR)** will be 1.0 dwelling unit per gross acre (1 du/ac) or less, depending upon the establishment of a slope density ordinance.
 - (b) Designate existing developed single family detached residential parcels as **Low Density Residential (RL)** on the Land Use Map. The maximum density of such Low Density Residential parcels will be 3.0 dwelling units per gross acre (3.0 du/ac), or existing density, whichever is greater.
 - (c) Designate existing single family detached subdivisions as **Low Medium Residential (RLM)** on the Land Use Map. The maximum density of Low Medium Residential areas will be 5.0 dwelling units per gross acre (5.0 du/ac), or existing density, whichever is greater.
 - (d) Designate existing planned townhome, condominium, apartment, mobile home, and other multiple family residential properties as **Medium Density Residential (RM)** on the Land Use Map. Maintain a maximum density of 12.0 dwelling units per gross acre (12 du/ac) within these areas.
 - (e) Designate existing, and planned townhome, condominium, apartment, and other multiple family residential properties as **Medium High Residential (RMH)** on the Land Use Map. Maintain a maximum density of 16.0 dwelling units per gross acre (16 du/ac) within these areas.
 - (f) Designate existing and proposed high density condominium and apartment developments and other high density properties as **High Density Residential (RH)** on the Land Use Map. Maintain a maximum density of 20.0 dwelling units per gross acre (20 du/ac) within these areas.

- (g) Develop a slope density ordinance which shall be applied to all land use designations in the City. Such slope density shall reduce the number of dwelling units otherwise designated for the property as a function of average slope of the land in question in excess of 25 percent. Average slope is defined as follows:

$$\text{Slope} = \frac{0.002296 \text{ I L}}{\text{A}}$$

I = Contour interval in feet
L = Summation of length of all contours in feet
A = Area in acres of parcel considered

- 1.1.2 Ensure that the land use classification system provides adequate separation and buffering of less active residential uses from more intense land uses, major streets, and highways.
- 1.1.3 Identify commercial land use categories to provide for a range of retail and service uses to serve City needs and to guide development within the City and its Sphere of Influence.
- (a) Encourage active pursuit of commercial development in Gateway Corporate Center as a means of increasing City revenues.
 - (b) Establish **General Commercial (C)** areas to provide for regional, freeway-oriented, and/or community retail and service commercial uses. Development of General Commercial areas will maintain a floor area ratio (FAR) between 0.25 and 1.00.
 - (c) Designate **Commercial Office (CO)** land use areas on diverse, mixed use commercial retail, office and service properties. Development within Commercial Office areas will maintain an FAR between 0.25 and 1.00.
 - (d) Designate **Professional Office (OP)** areas to provide for the establishment of office-based working environments for general, professional, and administrative offices, as well as support uses. Development within Professional Office areas will maintain an FAR between 0.25 and 1.00.
- 1.1.4 Areas designated **Light Industrial (I)** on the General Plan Land Use Map are to provide for light industrial, research and development, and office-based industrial firms seeking a pleasant and attractive working environment, as well as for business support services, and commercial uses requiring more land area than is available in General Commercial or Commercial Office areas. These areas will maintain a maximum floor area ratio of 0.25 to 1.00.
- 1.1.5 The **Public Facilities (PF)** designation is designed to identify existing or potential (future) sites for necessary public facilities or infrastructure improvements. The primary purpose of land designated as Public Facilities, is to provide areas for the conduct of public and institutional activities, such as public schools, parks and water facilities, including but not necessarily limited to local, State, and Federal agencies, special districts, and both public and private utilities. These uses maintain development standards which do not exceed that of the most restrictive adjacent designation.

- 1.1.6 Areas designated as **Open Space (OS)** provide recreational opportunities, preservation of scenic and environmental values, protection of resources (water reclamation and conservation), protection of public safety and preservation of animal life. This designation also includes lands which may have been restricted to open space by map restriction, deed (dedication, condition, covenant and/or restriction), by an Open Space Easement pursuant to California Government Code (CGC), Section 51070 et seq. and Section 64499 et seq. This designation carries with it a maximum development potential of one single family unit per existing parcel, unless construction was previously restricted or prohibited on such properties by the County of Los Angeles.
- 1.1.7 Provide **Park (PK)** designations for existing and future public parks. Designate the Diamond Bar Country Club as **Golf Course (GC)**. Designate major private recreational facilities (e.g. Little League ball fields, YMCA) as **Private Recreation (PR)**. The Private Recreation designation may be applied to lands required to be set aside for recreational use which have not been dedicated to or accepted by a public agency; no development may take place on these lands other than open space uses specifically permitted by the applicable Planned Unit Development and/or deed restrictions.
- 1.1.8 Areas designated as **Planning Areas (PA)** are designed to conserve open space resources and are to be applied to properties where creative approaches are needed to integrate future development with existing natural resources. All proposed development within these designated areas shall require the formation of a Specific Plan pursuant to the provisions of Government Code Section 65450.

Land uses which may be appropriate within the planning areas shall be subject to public hearings and approval of the City Council. Each Specific Plan must incorporate innovation and superior design addressing the uniqueness of each area and create a more desirable living environment than could be achieved through conventional development.

- 1.1.9 Encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands by recognizing **Specific Plan (SP)** overlay designation:
- (a) for large scale development areas in which residential, commercial, recreational, public facilities, and other land uses may be permitted; and,
 - (b) large acreage property(ies) in excess of ten (10) acres that are proposed to be annexed into the City.

At such time as development might be proposed, require formulation of a specific plan pursuant to the provisions of Government Code Section 65450 for the Sphere of Influence area that will protect its unique biological and open space resources, create fiscal benefits for the City and enhance its infrastructure, while minimizing future adverse impacts to both the human and natural environment of the City, as well as the region (see Strategy 1.1.4 of the Circulation Element).

- 1.1.10 Within the **Agricultural (AG)** designation, permit single family residential at a maximum density of 1.0 dwelling unit per 5 gross acres (1.0 du/5ac), agricultural and compatible open space, public facility, and recreation uses (see also Land Use Element Strategies 1.6.3 and 1.6.4).

Objective 1.2 Preserve and maintain the quality of existing residential neighborhoods while offering a variety of housing opportunities, including mixed land uses.

Strategies:

- 1.2.1 Maintain a system of identifiable, complementary neighborhoods, providing neighborhood identity signage, where appropriate, and ensuring that such signage is well maintained over time.
- 1.2.2 Maintain the integrity of residential neighborhoods by discouraging through traffic and preventing the creation of new major roadway connections through existing residential neighborhoods.
- 1.2.3 Maintain residential areas which protect natural resources, hillsides, and scenic areas.
 - (a) Development in hillside areas should be designed to be compatible with surrounding natural areas, compatible to the extent practical with surrounding development, aesthetically pleasing, and provide views from development, but not at the expense of views of the development.
 - (b) Earthwork in hillside areas should utilize contour or landform grading.
 - (c) Minimize grading to retain natural vegetation and topography.
- 1.2.4 Maintain residential areas which provide for ownership of single family housing and require that new development be compatible with the prevailing character of the surrounding neighborhood.
- 1.2.5 Enact Development Code Provisions for the development of second units on a single family parcel. Ensure that the single family character and integrity of the neighborhood be protected and that road, water, and sewer systems are capable of supporting such development.
- 1.2.6 Broaden the range of, and encourage innovation in, housing types. Require developments within all Residential areas to provide amenities such as common usable, active open space and recreational areas, when possible.
- 1.2.7 Where consistent with the other provisions of the Diamond Bar General Plan, encourage the provision of low and moderate cost housing (see also Housing Goals, Objectives, and Strategies in this document).

Objective 1.3 Designate adequate land for retail and service commercial, professional services, and other revenue generating uses in sufficient quantity to meet the City's needs.

Strategies:

- 1.3.1 Designate such lands for commercial use as are necessary to minimize sales tax leakage out of Diamond Bar and to capture the City's fair share of sales tax revenue.
 - (a) Identify retail needs which are not being met in the community.
 - (b) Define and implement an economic development program to attract needed

commercial uses to the City.

- 1.3.2 Encourage the development of businesses that take advantage of locations visible from the freeway, where appropriate.
- 1.3.3 Encourage neighborhood serving retail and service commercial uses.
 - (a) Typical uses in the Commercial Office category include uses such as general retail, specialty retail, markets, food and drug stores, commercial services, restaurants, automotive repair and service, hardware and home improvement centers, recreation, professional and business offices, financial institutions, medical offices, and real estate offices.
- 1.3.4 Encourage the retention, rehabilitation, refurbishment, and/or expansion of existing business establishments. Residentially compatible home occupations where consistent with other provisions of the General Plan and Development Code should be allowed subject to standards enacted to protect the privacy and residential character of the neighborhood.
- 1.3.5 Encourage revenue generating uses in locations that serve the City's needs.
 - (a) Professional Office areas are to provide for the establishment of office-based working environments for general, professional, and administrative offices, as well as necessary support uses.
 - (b) The Gateway Corporate Center in particular offers large lots with a capacity for multi-story buildings, and is designed to take advantage of unique locations with good freeway access, as well as access to miscellaneous support uses. Buildings adjacent to the freeways along Gateway Center Drive and Bridgegate Drive should have a maximum of six (6) stories. Buildings along Copley Drive and Valley Vista Drive should have a maximum of eight (8) stories. Trees native to the area should be used to obstruct unsightly views.
- 1.3.6 Encourage consolidation of individual lots into a coordinated project; encourage provision of enhanced amenities such as public art, plaza areas, open space and landscaping, and pedestrian facilities in excess of required minimums; or provision of housing within a mixed use project.
- 1.3.7 Undertake programs to target revitalization of existing commercial uses and selected new retail uses needed to expand the range of goods and services available to local residents and to generate needed sales tax revenue.

Objective 1.4 Designate adequate land for educational, cultural, recreational, and public service activities to meet the needs of Diamond Bar residents.

Strategies:

- 1.4.1 Ensure that land owned and purchased for public use by public agencies is designated on the Land Use Map for public purposes. Specific uses within the Public Facilities category, as shown on the Land Use Map include water facilities, fire stations, schools, parks, libraries, and similar facilities.
- 1.4.2 Promote joint development and use of parks and open space facilities with adjacent

jurisdictions; promote development of joint school/park sites and public amenities.

- 1.4.3 When a public agency determines that land it owns is no longer needed, ensure that the property is offered to other agencies, including the City of Diamond Bar, for public uses, prior to conversion to private sector use.
- 1.4.4 Designate and pursue acquisition of a centralized site for use as a civic/multi-purpose community center.
- 1.4.5 Pursue development of major joint use recreation and meeting facilities as part of educational facility development.
- 1.4.6 Work with Tres Hermanos property owner(s) to incorporate, where appropriate, educational/cultural, recreational and public services to include arterial highway access to future schools.
- 1.4.7 Work with neighboring jurisdictions and other agencies in the coordination and designation of educational, cultural and recreational plans to include arterial highway access to future schools.

Objective 1.5 Maintain a feeling of open space within the community by identifying and preserving an adequate amount of open land.

Strategies:

- 1.5.1 Develop an Open Space program which will identify and preserve open space land and rank its importance consistent with community needs, objectives and financial capability. As part of the Slope Density Scale Ordinance, develop a formula for the preservation of open space.
- 1.5.2 On all applications for subdivision and development approval, require the submission of a title report or other acceptable documentation of deed and map restrictions.
- 1.5.3 Land designated as Open Space by deed (dedication, condition, covenant and/or restriction), by open space easement (CGC Section 51070 et seq.) or by map restriction (explicit or previous subdivision) must comply with an established review and decision making process prior to the rescission, termination, abandonment and/or removal of an open space dedication easement and/or restriction.

Any decision to rescind, terminate, abandon, remove or modify a deed must be supported by findings that the decision is of significant benefit to the City.

- (a) Vacant land which deed is burdened by an open space dedication, condition, covenant and/or restriction shall be required to be subject to the abandonment process substantially similar to that which is set forth in CGC Section 51090 et seq.
- (b) Vacant land which is burdened by an open space easement pursuant to CGC Section 51070 et seq. shall be required to be subject to the abandonment process set forth in CGC 51090 et seq.
- (c) Vacant land which is burdened by an explicit open space designation

delineated upon a map which was the result of a previous subdivision approval shall be required to be subjected to at least one public hearing before the City Council prior to any action to remove said restriction.

- 1.5.4 Vacant land and/or existing residential lots burdened by map restrictions which delineate limitations or prohibitions related to building construction allowable residential units, or other such non open space restrictions, shall be required to be subject to a process established by the City Council prior to removal of such restrictions.
 - (a) Vacant land burdened by non open space restrictions shall be required to be subjected to public hearings before the Planning Commission and the City Council before any action can be taken to remove any such restrictions. Any decision to remove said map restrictions must be supported by findings that such removal is of significant benefit to the City.
 - (b) Existing residential lots that are burdened by non open space map restrictions shall be required to be subject to a process established by the City Council prior to removal of any such restrictions.
- 1.5.5 Obtain Open Space land through feasible acquisition and management techniques such as:
 - (a) Acquisition of land for parks and natural area conservation through a process of entitlement review and density transfer among land uses of like designation and entitlements review.
 - (b) Investigation of a bond issue for purchase of open space areas not already protected by open space restrictions.
 - (c) Establishment of lighting and landscape districts for open space improvements and maintenance.
 - (d) Through the entitlement process where the landowner/developer would agree to sell at less than market value or dedicate property in exchange for development rights.
- 1.5.6 To preserve significant environmental resources within proposed developments, allow clustering or transferring of all or part of the development potential of the entire site to a portion of the site, thus preserving the resources as open space, and mandating the dedication of those resources to the City or a conservancy.

Objective 1.6 Consistent with the Vision Statement, provide flexibility in the planning of new development as a means of encouraging superior land use by means such as open space and public amenities.

Strategies:

- 1.6.1 A master plan shall be developed for each area of the City designated as a Planning Area (PA). The location of each Planning Area is shown on Figure I-2. Descriptions of each area and the contemplated land use designations are defined as follows:

(a) **Planning Area 1**

PA-1 is located within the incorporated City south of the Pomona Freeway west of Chino Hills Parkway. This 720± acre vacant area is part of the larger Tres Hermanos Ranch property spanning Grand Avenue, including property within the City of Chino Hills. PA-1 incorporates the Agriculture (AG) land use designation permitting single family residential at a maximum density of 1.0 dwelling unit per 5 gross acres. Facilities appropriate for this site should be designed based upon a vision for the future and not merely extend the patterns of the past. Such facilities may include educational institutions, reservoir for practical and aesthetic purposes, commercial developments which are not typical of those found in the area and a variety of residential, churches, institutional and other uses which are complimentary to the overall objective of having a master planned area. Development within the Tres Hermanos area should be designed so as to be a part of the Diamond Bar community as well as compatible with adjacent lands.

(b) **Planning Area 2**

PA-2 is comprised of approximately 400 vacant acres located in two non-contiguous areas. Sub-Area A consists of approximately 325 acres located east of Diamond Bar Boulevard, north of Grand Avenue, south of Gold Rush Drive, at the terminus of Highcrest Drive. Sub-Area B consists of approximately 75 acres located east of Pantera Park. Appropriate land uses for this 400 ± acre non-contiguous area include a maximum of 130 single family detached residential dwelling units concentrated along the anticipated extension of Highcrest Drive, a minimum of 75 percent of the total 400 acre area set aside as dedicated open space. A two acre area located at the southeast corner of Diamond Bar Boulevard and Gold Rush Drive should be developed for public facility or commercial uses. In order to minimize environmental impacts and maximize clustering, residential lots shall range in size from 6,000 to 10,000 square feet.

(c) **Planning Area 3**

PA-3 located south of Grand Avenue and east of Golden Springs Drive incorporates approximately 55 acres of developed and undeveloped land. Appropriate land uses for this multiple ownership area include mixed use commercial retail and office professional uses. PA-3 is comprised of approximately 15 acres designated General Commercial (C) at the intersection of Grand Avenue at Golden Springs Drive and Professional Office (OP) uses for the remainder of the planning area. The maximum intensity of development for this planning area is a FAR of 1.00.

(d) **Planning Area 4**

PA-4 consists of 82 vacant acres and is located west of Brea Canyon Road, north of Peaceful Hills Road and south of South Pointe Middle School. Land use designations appropriate for this planning area include Park (PK), Public Facilities (PF) and Open Space (OS). The most sensitive portion of the site shall be retained in permanent open space. The site plan shall incorporate the planning and site preparation to accommodate the development of Larkstone Park of a suitable size and location to serve the neighborhood as approved by the City.

1.6.2 Require that Planning Area projects provide a greater level of community amenities and cohesiveness, achieve superior land use, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

1.6.3 Designate the following larger properties as future **Specific Plan (SP)** areas. This designation is an overlay to the base land use category providing for mixed use projects in the future subject to approval of a Specific Plan consistent with Government Code Section 65450. The issues to be addressed and the type and maximum intensity of development within the future Specific Plan area is defined below.

(a) **Planning Areas 1-4** as described within Strategy 1.6.1

(b) **Sphere of Influence**

The 3600 acre multiple ownership Sphere of Influence area contains unique biological and open space resources. The formulation of a future Specific Plan should incorporate provisions to protect existing resources while minimizing future adverse impacts to both the human and natural environment of the City, as well as the region (see Strategy 1.1.4 of the Circulation Element).

1.6.4 Encourage clustering within the most developable portions of project sites to preserve open space and/or other natural resources. Such development should be located to coordinate with long-term plans for active parks, passive (open space) parks, and preserve natural open space areas.

(a) Encourage offers to dedicate additional open space land to the City or a conservancy.

1.6.5 Where feasible within new developments, encourage a mixture of complementary development types (e.g. commercial, residential, recreational, sales tax and employment-generating uses) which can be provided in an integrated manner.

GOAL 2

"Consistent with the Vision Statement, manage land use with respect to the location, density and intensity, and quality of development. Maintain consistency with the capabilities of the City and special districts to provide essential services which achieve sustainable use of environmental and manmade resources."

Objective 2.1 Promote land use patterns and intensities which are consistent with the Resource Management Element and Circulation Element.

Strategies:

2.1.1 Ensure that planning programs and individual development projects within and affecting the City recognize, and are sensitive to, environmental resource limitations.

(a) Prior to approving new development or the intensification of existing development within the City of Diamond Bar, ensure that the environmental consequences of the proposed action have been recognized

adjacent jurisdictions, insist that there be a recognition and appropriate mitigation of the environmental consequences of the proposed action.

- 2.1.2 Ensure that new development utilizes feasible contemporary technologies to reduce energy and water consumption, generation of solid and hazardous wastes, and air and water pollutant emissions.
- 2.1.3 Ensure that time-specific issues are evaluated as part of the review of new development and intensification of existing development. For example, when deemed appropriate by the City, require prior to approval that biological assessments be prepared through the seasonal cycle of plants and migration of wildlife for a period of not less than one year.

Objective 2.2 Maintain an organized pattern of land use which minimizes conflicts between adjacent land uses.

Strategies:

- 2.2.1 Require that new developments be compatible with surrounding land uses.
- 2.2.2 Prohibit the development of adjacent land uses with significantly different intensities, or that have operating characteristics which could create nuisances along a common boundary, unless an effective buffer can be created.
- 2.2.3 Where land uses of significantly different intensity or use are planned adjacent to each other, ensure that individual site designs and operations are managed in such a manner as to avoid the creation of nuisances and hazards.
- 2.2.4 Require that new developments be designed so as to respect the views of existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as a park, open space, or natural features. As part of the Development Code, adopt clear standards to identify the extent to which views can, and will, be protected from impacts by new development and intensification of existing development.

Objective 2.3 Ensure that future development occurs only when consistent with the availability and adequacy of public services and facilities.

Strategies:

- 2.3.1 Through the environmental and development review processes, ensure that adequate services, facilities, and infrastructure are available to support each development.
- 2.3.2 Require new development to pay its fair share of the public facilities and off-site improvements needed to serve the proposed use.

GOAL 3	"Consistent with the Vision Statement, maintain recognition within Diamond Bar and the surrounding region as being a community with a well planned and aesthetically pleasing physical environment."
---------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 3.1 Create visual points of interest as a means of highlighting community identity.

Strategies:

- 3.1.1 Develop and locate City entry monuments, highlighting key community entry points and open space areas to identify Diamond Bar to local and commuter traffic.
- 3.1.2 Where feasible and appropriate, add areas for landscaping, such as in medians or by widening parkways within the primary arterial roadway system, as a means of traffic control, providing pedestrian amenities, and as an aesthetic feature for the community.
- 3.1.3 Pursue the establishment and expansion of landscape maintenance districts as a means of ensuring the ongoing maintenance of medians and community entry statements, as well as maintenance of landscaping of hillsides along major roadways.
- 3.1.4 Consider a program to place public art at prominent locations throughout the City of Diamond Bar.
- 3.1.5 Encourage the provision and maintenance of neighborhood identification signage.

Objective 3.2 Ensure that new development, and intensification of existing development, yields a pleasant living, working, or shopping environment, and attracts interest of residents, workers, shoppers, and visitors as the result of consistent exemplary design.

Strategies:

- 3.2.1 Within the urban residential portions of the City, require the incorporation of open space and recreational areas into the design of new projects. Within topographically rugged and rural areas, emphasize the preservation of natural landforms and vegetation.
- 3.2.2 Require in the Development Code that setbacks from streets and adjacent properties relate to the scale of the structure as well as the size of the street right-of-way. Require that building setbacks along roadways be varied so as to avoid a monotonous street scene.
- 3.2.3 Minimize the use of block walls unless they are needed for a specific screening, safety, or sound attenuation purpose. Where feasible, provide instead a wide open area with informal clusters of trees, defined by split rail, wrought iron, or similar open fencing. Where construction of a solid wall which will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to break the visual monotony, and soften the appearance of the wall, and to reduce glare, heat, or reflection. Where solid walls currently exist along the primary roadway system, and it is possible to retrofit landscape screens, establish a funding mechanism for the construction of such screens.
- 3.2.4 Enhance pedestrian activity within residential, commercial, office, and light industrial areas.
 - (a) Ensure that non-residential facilities are oriented to the pedestrian, by the incorporation of seating areas, courtyards, landscaping, and similar measures.
 - (b) Utilize "street furniture" (decorative planters, bike racks, benches) to create and enhance urban open spaces.
 - (c) Design commercial and office projects so as to have a central place, main

focus, or feature.

- (d) Utilize varied building setbacks and staggered elevations to create plaza-like areas which attract pedestrians, whenever possible.

- 3.2.5 Require that automobile service facilities and commercial loading areas be oriented away from the street frontage and from residential edges wherever possible to minimize sight and sound impacts.
- 3.2.6 Where the rear or sides of commercial, office, or other non-residential buildings will be visible within a residential neighborhood, ensure that the visible elevations will be treated in such a manner as to provide a pleasing appearance.
- 3.2.7 Ensure that commercial developments are designed with a precise concept for adequate signage, including provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping, and readability as an integral part of the signage concept. Ensure that signs are integrated into the overall site and architectural design theme of commercial developments.
- 3.2.8 In conjunction with area utility companies, pursue a program of undergrounding overhead utility lines.
- 3.2.9 Include within the Development Code requirements for the size and quantity of trees to be planted within new development and intensification of existing development.
- 3.2.10 New development shall comply with the City's Hillside Management Ordinance.
- 3.2.11 In Rural Residential (RR) minimize right-of-way width to the extent feasible.

Objective 3.3 Protect the visual quality and character of remaining natural areas, and ensure that hillside development does not create unsafe conditions.

Strategies:

- 3.3.1 Balance the retention of the natural environment with its conversion to urban forms.
- 3.3.2 Promote incorporation of hillside features into project designs.
- 3.3.3 As part of the Development Code, maintain hillside development regulations that are sensitive to natural contours and land forms.
- 3.3.4 Limit grading to the minimum necessary.
- 3.3.5 Require that all manufactured slopes be landscaped and that, where practical, landform grading and planting techniques be implemented in the construction of manufactured slopes.
 - (a) Foliage used in planting palettes should be drought tolerant, fire resistant, and have colors similar to those of native materials in the surrounding area.
 - (b) Within landform graded slopes, plants should be grouped within swale areas to more closely reflect natural conditions.

GOAL 4

"Consistent with the Vision Statement, encourage long-term and regional perspectives in local land use decisions, but not at the expense of the Quality of Life for Diamond Bar residents."

Objective 4.1 Promote and cooperate in efforts to provide reasonable regional land use and transportation/circulation planning programs.

Strategies:

- 4.1.1 Take a proactive role to coordinate Diamond Bar's land use plan with those of surrounding cities and other agencies.
- 4.1.2 Consider the potential impacts of proposed Diamond Bar developments on neighboring jurisdictions as part of the development review process. Notify neighboring jurisdictions when considering changes to the City's existing land use pattern.
- 4.1.3 Monitor the progress of major regional developments; cooperate with appropriate City, County, State, and Regional organizations to achieve maximum interaction and cooperation; participate fully in relevant regional development patterns.
- 4.1.4 Encourage coordination with adjacent cities and other agencies to lobby the State and Federal government on regional issues which affect the City of Diamond Bar.
- 4.1.5 Monitor and evaluate potential impacts upon the City of Diamond Bar, of major proposed adjacent, local, and regional developments, in order to anticipate land use, circulation, and economic impacts and related developmental patterns of the City of Diamond Bar.
- 4.1.6 Relate major regional impacts to planning action which might be required to safeguard the best interests and Quality of Life of the City of Diamond Bar.

Objective 4.2 Maintain City boundaries which are reasonable in terms of existing service capabilities, social and economic interdependencies, citizen desires, and City revenues and expenditures.

Strategies:

- 4.2.1 Seek annexation of those areas which have primary access through Diamond Bar and whose residents and businesses are most logically served by the City.
- 4.2.2 Consider annexation of additional areas west of the City boundaries including expansion of the adopted Sphere of Influence, where the following findings can be made:
 - (a) Compatibility exists with the goals and desires of the people and the City of Diamond Bar;
 - (b) The proposed annexation is consistent with goals and objectives of the General Plan;
 - (c) Significant benefits will be derived by the City and affected property owners/residents upon annexation;

- (d) There exists a significant social and economic interdependence and interaction between the City of Diamond Bar and the area proposed for annexation.

F. LAND USE PLAN

The Land Use Plan describes the extent of future development in Diamond Bar and identifies standards for that development. The geographic locations of land uses are presented in the Land Use Map, Figure I-2, and the standards for development and resulting General plan buildout are presented in the General Plan Land Use Table I-3. Table I-4 presents a summary of potential residential and commercial growth under the General Plan.

1. Land Use Designations

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms such as "residential", "commercial", and "industrial" are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the Land Use Map.

The City of Diamond Bar Land Use Element provides for 18 land use designations. General Plan land use categories are defined above in Section E - Land Use Goal, Objectives and Strategies. Strategy 1.1.1 outlines residential land use and includes five classifications ranging from rural residential to high density residential use. Strategies 1.1.3 and 1.1.4 define commercial land uses for a range of retail and service uses including general commercial, commercial office, professional office, and light industrial. Strategies 1.1.5 through 1.1.10 describe other land use categories including public facilities, open space, park, planning area, agriculture and specific plan. The Land Use Plan Development Capacity Summary Table I-3 illustrates these classifications, each of which has a residential density or a land use intensity. Additional non-residential land use categories include public facilities, conservation open space, park, golf course, private recreation, and planned preservation.

2. Land Use Intensity/Density

The Element uses certain terminology to describe the land use designations. The term "density" refers to residential uses and to the population and development capacity of residential land. Density is described in terms of dwelling units per gross acre of land (du/ac). For example, 50 dwelling units occupying 20 acres of land is 5.0 du/ac.

The land use designations, or categories, in this Element are described in terms of intensity and density. The term "intensity" which applies to non-residential uses, refers to the extent of development on a parcel of land or on a lot. It includes the total building square footage, building height, the floor area ratio, and/or the percent of lot coverage. Intensity is often used to describe non-residential development levels, but in a broader sense, intensity is used to express overall levels of both residential and non-residential development types. In this Element, floor area ratio and building square footage are used as measures of non-residential development intensity.

Floor Area Ratio (FAR) represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. To determine FAR, divide gross floor area of all buildings on a lot by the land area of that lot. For example, Figure I-3 illustrates that a 10,000 square foot building on a 40,000 square foot lot yields an FAR of 0.25:1. The FAR controls the intensity of use on a lot. A 0.25:1 FAR can yield a building of one story in height which covers one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map are described

in detail in this Element. Strategies 1.1.1 through 1.1.10 describe each land use designation shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of developments.

Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. Table I-3 identifies the acreage dedicated to each land use category. Table I-4 presents the overall future development in Diamond Bar under General Plan buildout. Average residential densities are 100% of the maximum permitted density. Average commercial/industrial FARs are based on existing development patterns. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. Development at an intensity or density between the expected and maximum levels can occur only where projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by their respective designations.

TABLE I-3
GENERAL PLAN LAND USE (BY CATEGORY)

Land Use Designations	Permitted Density/ Intensity	Gross Acres in the City	Gross Acres in Sphere	Total Gross Acres
Residential Designations				
RR Rural Residential	(1 ac/du)	1,392		1,392
RL Low Density Residential	(up to 3 du/ac)	3,089		3,089
RLM Low-Medium Residential	(up to 5 du/ac)	805		805
RM Medium Density Residential	(up to 12 du/ac)	275		275
RMH Medium High Residential	(up to 16 du/ac)	197		197
RH High Density Residential	(up to 20 du/ac)	66		66
Subtotal		5,824		5,824
Non-Residential Designations				
C General Commercial	(.25 - 1 FAR)	172		172
CO Commercial/ Office	(.25 - 1 FAR)	63		63
OP Professional Office	(.25 - 1 FAR)	168		168
I Light Industrial	(.25 - 1 FAR)	93		93
Subtotal		496		496
Mixed Use Designations				
PA Planning Areas	(see text)			
PA-1		720		720
PA-2		401		401
PA-3		55		55
PA-4		82		82
Subtotal		1,258		1,258
Other Designations^(a)				
PF Public Facilities		27		27
W Water		19	2	21
F Fire		1		1
S School		345		345
PK Park		158		158
GC Golf Course		178		178
OS Open Space		578		578
PR Private Recreation		15		15
AG Agriculture	1du /5 ac	0	3,589	3,589
Fwy/Major Roads		684		684
Total		9,583	3,591	13,174

(a) No F.A.R. or potential square footage has been identified for these quasi-public and recreational land use categories due to the wide range of uses permitted (e.g., civic center, schools, etc.) and because buildings are often part of large open space areas such as golf courses.

TABLE I-4
POTENTIAL RESIDENTIAL AND COMMERCIAL GROWTH

Land Use	Existing Units/Sq. Ft.	Potential Additional Units/Sq. Ft.	Expected Total Development	Population at General Plan Buildout
Residential City Sphere	17,813 DUS ⁽¹⁾ 0	1,115 DUS ⁽³⁾ 718 DUS ⁽³⁾	18,928 718	57,700 ⁽⁵⁾ 2,200 ⁽⁵⁾
Commercial/ Industrial	5,865,000 Sq. Ft. ⁽²⁾	1,550,000 Sq.Ft. ⁽⁴⁾	7,415,000	

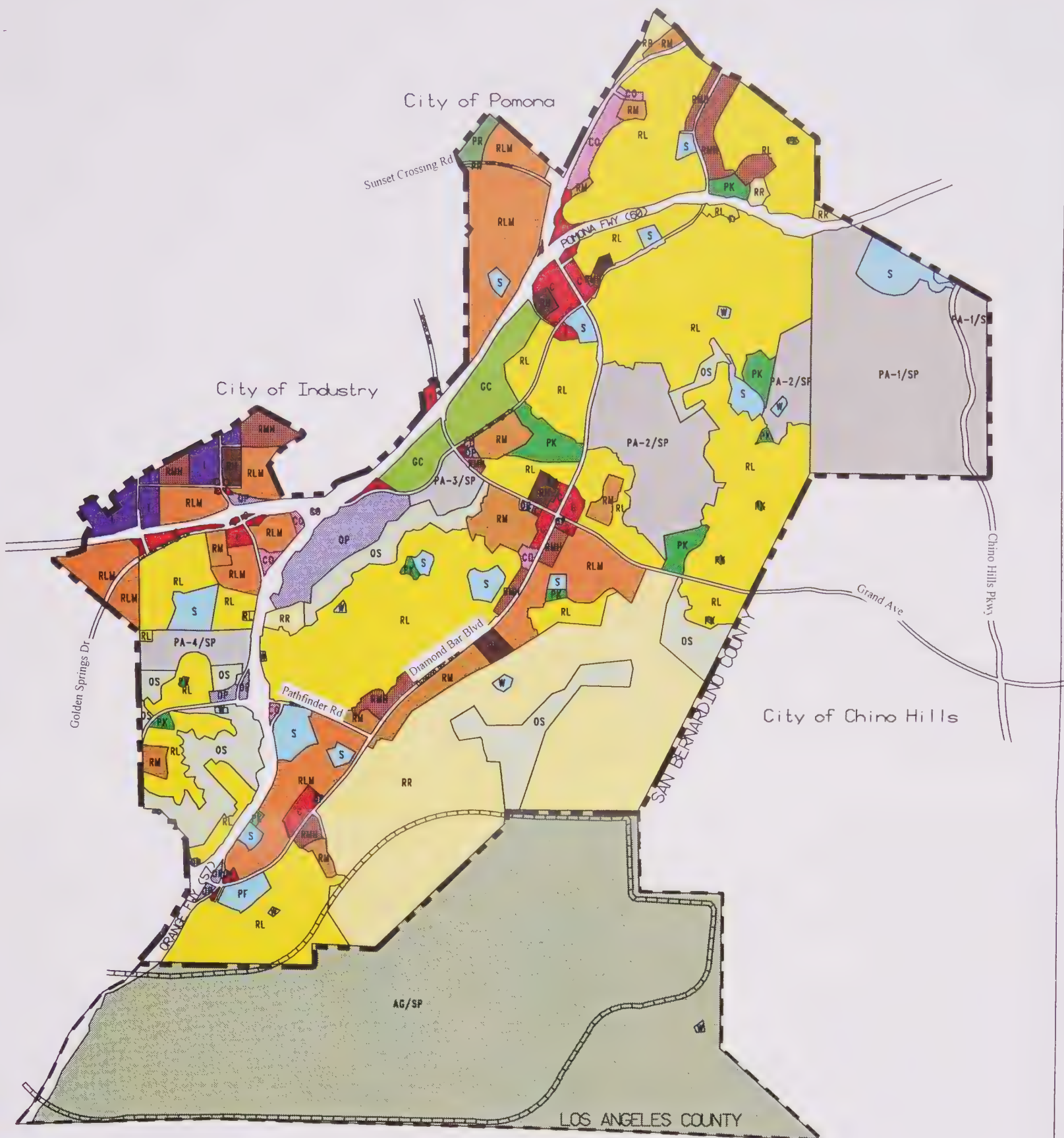
(1) 1993 Dept. of Finance

(2) The Planning Network, 1990

(3) Residential Densities on Vacant Land are assumed at 100% of the maximum permitted density. Includes projects currently under construction (7/94)

(4) Based on average development intensities consistent with current development patterns on vacant land. Includes projects currently under construction (7/94)

(5) Population based on 3.19 persons per household at a 4.5% vacancy rate.



- | | |
|-------------------------------------------------------|------------------------------------|
| RR Rural Residential (max. 1 du/acre) | S School |
| RL Low Density Residential (max. 3 du/acre) | PK Park |
| RLM Low-Medium Residential (max. 5 du/acre) | GC Golf Course |
| RM Medium Density Residential (max. 12 du/acre) | OS Open Space |
| RMH Medium High Density Residential (max. 16 du/acre) | PR Private Recreation |
| RH High Density Residential (max. 20 du/acre) | AG Agriculture (max. 1 du/5 acres) |
| C General Commercial (max. 1.0 FAR) | SP Specific Plan Overlay |
| CO Commercial/Office (max. 1.0 FAR) | PA Planning Area |
| OP Professional Office (max. 1.0 FAR) | |
| I Light Industrial (max. 1.0 FAR) | |
| PF Public Facility | City Boundary |
| W Water | Sphere of Influence |
| F Fire | Significant Ecological Area |

GENERAL PLAN



LAND USE MAP

ADOPTED - July 25, 1995

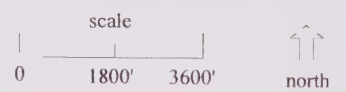
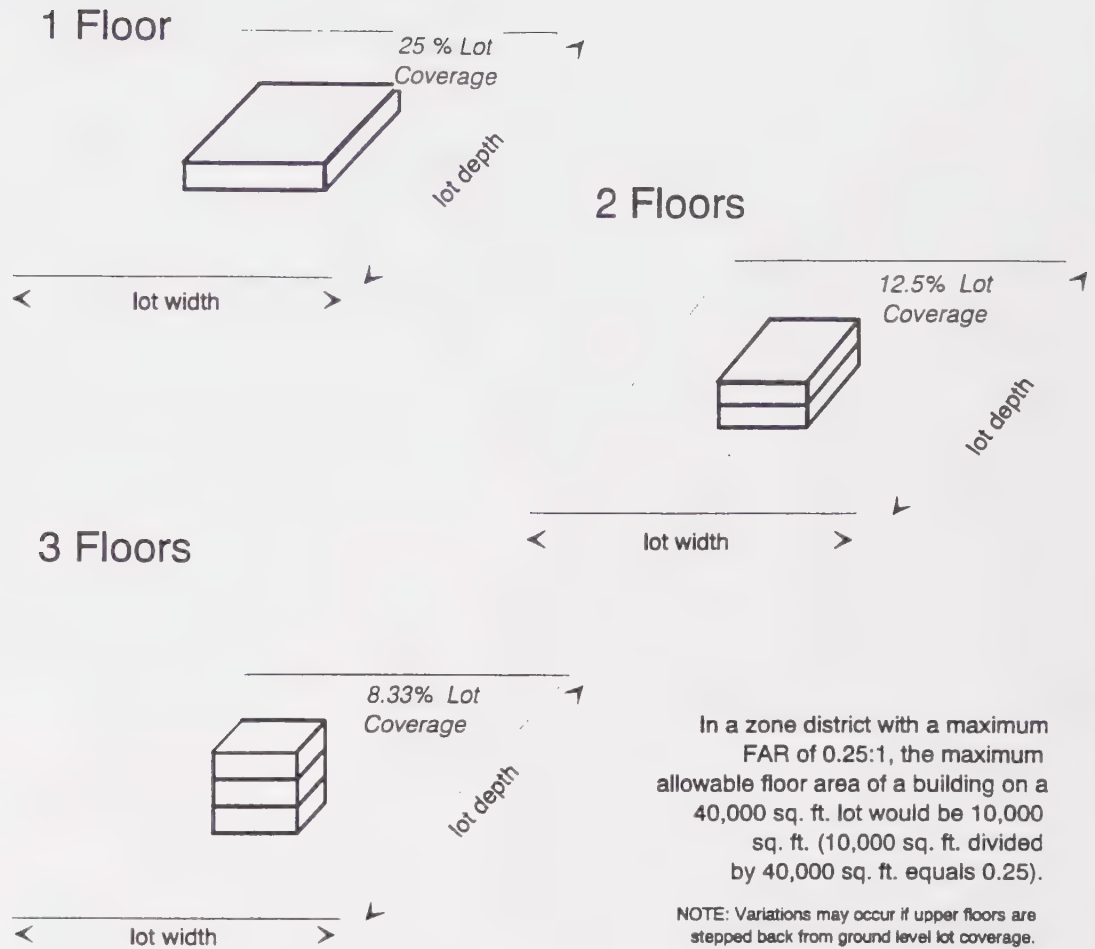


Figure I-2



<p>Floor Area Ratio (FAR) = $\frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$</p>



GENERAL PLAN

Figure I-3
Possible Building Configurations
for 0.25:1 Floor Area Ratio

HOUSING ELEMENT



GENERAL PLAN

TABLE OF CONTENTS

	PAGE
A. Introduction	II-1
B. Citizen Participation	II-2
C. Housing Needs Assessment	II-2
D. Housing Availability	II-12
E. Progress Report	II-23
F. Housing Goals, Objectives, and Strategies	II-26

LIST OF FIGURES

FIGURE		PAGE
II-1	Housing Opportunity Areas	II-15
II-2	Environmental and Infrastructure Constraints	II-24
II-3	General Locations of Vacant Lands Subject to Development Restrictions	II-25

LIST OF TABLES

TABLE		PAGE
II-1	Diamond Bar Housing Stock	II-3
II-2	Diamond Bar Age Distribution	II-6
II-3	Area Homeless Facilities and Services	II-9
II-4	Residential Development Potential During Housing Element Cycle II-14	

II. HOUSING ELEMENT

A. INTRODUCTION

The purpose of the Housing Element is to identify local housing problems and needs, relate those needs to the City's proportionate share of regional housing needs, and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. The key purpose of this section is to contribute to meeting the State housing goals as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code Section 65581)

The Housing Element is intended to provide residents of the community and local government officials with a greater understanding of the housing needs in Diamond Bar and to provide guidance to the decision-making process in all matters relating to housing. In 1967, housing elements became the third mandated part of general plans. During the ensuing 15 years, numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code, commonly referred to as the Roos Bill, was enacted and now describes the content requirements of local housing elements. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the three major issues which are listed below:

- An assessment of local housing needs and an inventory of local resources and constraints relevant to meeting those local needs.
- A statement(s) of community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.
- A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (HCD). The guidelines spelled out not only the detailed content requirements of housing elements but also gave the HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill placed the guidelines into statutory language and changed the HCD's role from "review and approval" to one of "review and comment" on local housing elements.

State law requires an update of local housing elements every five years, so that they contain the most current version of the Regional Housing Needs Assessment (RHNA), developed by the local Council of Governments. The RHNA report estimates the total projected need for housing by income category in the region, then provides the proportionate share each city must provide. For this six-county region, the Southern California Association of Governments (SCAG) is the local Council of Governments for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial Counties. SCAG adopted the RHNA for the 1989-1994 cycle in December 1988, prior to the City of Diamond Bar's incorporation. In the absence of regional housing needs figures provided by SCAG, this Housing Element relies on advisory figures provided to the City by the State Department of Housing and Community Development. The City did not, however, have the same opportunity as communities which received draft RHNA figures from SCAG to review these figures to ensure consistency with growth projects assumptions

regarding land which is suitable for development.

Local housing elements generally use population and housing data based either on the regular decennial federal census, or on updated figures from SCAG or other regional planning groups (such as Los Angeles County). The City's 1989 Housing Element was prepared prior to release of most of the 1990 census data for the City. As part of this current (1995) revision to the Element, 1990 census data has been incorporated where relevant.

After adoption of the General Plan by the City Council, a revised Housing Element will be required by 1996. The 1996 Housing Element will be able to utilize the entire 1990 census and RHNA data for Diamond Bar, and will be able to monitor progress toward achieving the established five-year goals, policies, and programs to determine how well they have met the housing needs of the community. In addition, three separate pieces of reform legislation are currently being proposed which would drastically modify the content and review process of the Housing Element. If any of these bills become law, the next Housing Element will need to be substantially revised to conform to its requirements.

The Housing Element is organized to present information according to the following four principal topics, as outlined in the state housing element guidelines:

- Housing Needs Assessment
- Inventory of Resources and Constraints
- Statement of Goals, Objectives and Policies
- Five-Year Housing Plan

B. CITIZEN PARTICIPATION

Elected officials appointed a 30-person General Plan Advisory Committee to identify housing issues in the City as part of the first General Plan. This committee met on a regular basis for over two and one-half years. All committee meetings were open to the public, and representatives were selected based on their interests or knowledge on particular local issues, including housing. In addition, the Land Use and Housing Elements underwent various workshops and hearings, including presentations on housing data and goals, policies and objectives for housing within Diamond Bar. As part of the 1995 revision to the General Plan, the Housing Element was reviewed by a new 38 member GPAC, and underwent additional refinements based on this group's direction.

C. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs include the locality's share of the regional housing need. (Section 65583(a)(1) of the Government Code)
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583(a)(2))
- Analysis of special housing needs, such as those of the handicapped, elderly, large

families, farm workers, and families with female heads of household, and families and persons in need of emergency shelter. (Section 65583(a)(6))

- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583(a)(7))

1. Existing and Projected Housing Needs

a. Introduction

This section of the Plan for Housing Element discusses the various factors which induce a demand for housing. The factors include a review of housing stock characteristics, housing conditions, and regional housing needs.

b. Housing Stock Characteristics

According to 1993 estimates by the California Department of Finance, Diamond Bar had a total of 17,813 dwelling units and a population of 54,315 residents. The majority (70.5 percent) of diamond Bar's housing units are single-family detached dwellings. A complete breakdown of housing for the City in 1993 is shown in Table II-1. According to the 1990 census, median home value in Diamond Bar was \$272,900. A review of resale house price data from the California Market Data Cooperative (CMDC) in Diamond Bar indicates an average resale value of \$312,324 for 1991 which was up 2.7 percent from a value of \$304,000 for 1990. These figures were compiled from over 500 individual home sales per year for an average four-bedroom house with approximately 2,000 square feet that was built in 1975.

No local data was available on average sales prices of condominiums or townhomes. The 1990 census indicates that median rent for the City is \$888. A survey showed rental rates in the City from \$745 to \$795 for one-bedroom units, from \$750 to \$915 for two-bedroom units, and from \$960 to \$1120 for larger units (Planning Network 1991). The City also has 268 mobile home units in two trailer parks near Lycoming and Brea Canyon Road. According to Table II-1, Diamond Bar has a smaller percentage of mobile homes than the County as a whole.

Table II-1
Diamond Bar Housing Stock 1993

	Los Angeles County ¹	County Percent	City of Diamond Bar	City Percent
Single Family	218,876	76.2%	12,554	70.5%
Multi-Family	57,370	20.0%	4,991 ⁽²⁾	28.0%
Mobile Homes	10,968	3.8%	268	1.5%
TOTAL	287,214	100.0%	17,813	100.0%

Source: California Department of Finance 1993.

¹ Unincorporated area - January 1, 1993.

² 2,667 single-family attached and 2,324 multi-family units.

c. Housing Conditions/Substandard Units

The term "condition" refers to the physical quality of the housing stock. The quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Sound housing is defined as a structure with no major deficiencies, although the structure may require minor maintenance, painting, and general clean-up. A deteriorated structure is one that contains several deficiencies such as patched, loose, or missing roofing material, missing or broken windows, wood trim or siding worn, weathered or broken, paint cracking or peeling, loose or worn wiring, etc. Lastly, dilapidated structures contain one or more major structural deficiencies such as loose protective surface (brick, plaster, wood, siding, etc.), settled porch or roof, weakened structure or inadequate foundation, obvious deviation from plumbing, extensive damage due to fire, etc. The term housing "improvements" refer to the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs, and rehabilitation.

Diamond Bar's housing stock is considerably younger than most of the County, with all of its housing being built after 1960. By comparison, the Los Angeles County General Plan (Housing Element 1987) indicates that 11.5 percent of units in unincorporated areas were built prior to 1940, and 52.6 percent were built prior to 1960. Both the City's Code Enforcement Officer and Building Official indicate that Diamond Bar has very few units that are considered substandard, and all are suitable for rehabilitation. There is no Census data on substandard units and units in need of rehabilitation or replacement. However, the Census documents that of the 763 vacant housing units in the City, only three (3), or less than half of one percent, were boarded up.

d. Regional Housing Needs

State law requires jurisdictions to provide for their share of regional housing needs. Normally, as part of the Regional Housing Needs Assessment (RHNA), SCAG determines the five year housing growth needs by income category for cities within its jurisdiction. Future housing needs reflect the number of new units needed in a jurisdiction based on households which are expected to reside within the jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. However, because Diamond Bar had not yet incorporated at the last time the estimates were prepared in 1988, the RHNA did not provide the 1989-1994 estimates for the corporate boundaries of Diamond Bar. In addition, due to a suspension in State funding, the current housing element cycle is being extended two years, and SCAG will not be developing the new 1996-2000 RHNA until sometime in 1995.

In the absence of an assignment of future housing needs by SCAG, the State Department of Housing and Community Development (HCD) has provided the City with advisory figures for its share of regional housing needs. However, the City was not afforded the same review/appeal procedure provided to cities as part of the RHNA process to ensure consistency with local growth projections and to reflect the presence of constraints to development. While the City can demonstrate adequate sites to fulfill its regional housing needs as defined by the State, the income distribution reflects that of Los Angeles County, and does not adjust for the City's income profile where less than 20 percent of households are low or very low income (source: CHAS Databook). In addition, the rate of growth has been well below that predicted by the State.

Given these shortcomings, the RHNA developed by the State does not realistically reflect Diamond Bar's actual future housing needs. However, given the absence of other regional needs figures from SCAG which can serve for this Housing Element cycle, the City has chosen to adopt the State's figures as its quantified objective for new construction and can demonstrate adequate sites to meet these needs.

According to the State, housing to accommodate 781 households would need to be added to the City's June 30, 1989 total households by July 1994 to fulfill the City's share of regional housing needs. (With the extension of the Housing Element Cycle two additional years, Diamond Bar will have until July 1996 to fulfill its regional share of housing needs.) Based on the distribution of regional income, the State has further divided these needs among the following four income groups:

**City of Diamond Bar
1989-1995 Household Needs by Income Group
Housing Need in Diamond Bar
(by income level)**

Income Group	Units	% Total
Very Low (up to \$25,200)	117	15%
Low (\$25,200 - 39,900)	182	23%
Moderate (39,900 - \$60,500)	144	19%
Upper (\$60,500 and above)	338	43%
TOTAL	781	100%

Source: State Department of Housing and Community Development, 1994 HUD Income Limits.

2. Household Characteristics

An important factor in determining existing housing need is the affordability of housing. One measure of housing affordability is the percentage of a household's gross income needed to meet monthly mortgage payments. A criterion used by the State, SCAG, and HUD to define affordable housing is that costs should not exceed 30 percent of gross income on housing (either owner-occupied or rental). According to the 1994 HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, a total of 1,649 of the City's lower income (defined by HUD as earning up to 95% median County income) owner households were spending more than 30% of their income on housing costs, representing only eleven percent of the City's total ownership households. While only 840 lower income renter households were overpaying, this represents 35 percent of the City's total renter households. Approximately half of these renter households (434) were spending more than 50 percent of their income toward housing costs. The Housing Element addresses the affordability needs of these lower income renter households by providing sites for multi-family housing, and program strategies to expand the supply of assisted housing.

The population of Diamond Bar is a diverse population represented by various minorities. The largest minority group is Asian at 25 percent, while Latinos represent 21 percent. Demographic data suggests that the City will remain heterogeneous with similar proportions of minorities. Now, and in the future, there will be a need to ensure that minorities are not victims of housing discrimination.

The age-sex distribution for 1990 in Diamond Bar was very even with 26,663 males and 27,009 females. By age-group, 28.6 percent of the City's residents are under the age of 18, while 9.9 percent are within the 18-24 age bracket. People between the ages of 25-44 make up 38.2 percent, while 10.5 percent of the City's residents are over 55 years of age (as shown in Table II-2).

It is important for planning social services and housing in the City over the next two decades to analyze the population of these four age groups. The substantial percentage of persons under the age of 18 and between the ages of 25-44 suggest the presence of many young families with children in the City. The 25-44 age group is also the range in which most households are formed.

It is also important to note the percentage of the City's population that is within the 18-24 age group. This represents a component of the population of child bearing age which will require housing in the future. This age group, coupled with the 25-44 age group, indicates that a combined 48.1 percent of the City's population is either in, or near to, the household formation age. The City will need to ensure a future housing stock that will be sufficient to accommodate their needs.

In Diamond Bar as throughout Southern California, there are more females than males in both the 55+ and 65+ age groups. This preponderance of females in the elderly population indicates that females tend to live longer than males, and is identical to the national trends. In 1990 there were 1,963 households in the City with one person.

Table II-2
Diamond Bar Age Distribution

	1980		1990	
AGE	Number	Percent	Number	Percent
0 - 5	3,421	10.9%	5,056	9.4%
6 - 13	5,154	16.4%	6,912	12.9%
14 - 17	2,532	8.0%	3,357	6.3%
18 - 20	1,459	4.6%	2,471	4.6%
21 - 24	1,666	5.3%	2,870	5.3%
25 - 34	7,014	22.3%	9,352	17.4%
35 - 44	5,381	17.1%	11,121	20.8%
45 - 54	2,853	9.1%	6,895	12.8%
55 - 64	1,378	4.4%	3,367	6.3%
65 +	624	2.0%	2,271	4.2%
Total	31,482	100.0%	53,672	100.0%
Median Age	27.5		31.9	

Source: 1980 Census and 1990 Census.

3. Special Housing Needs

Certain segments of the population may have more difficulty in finding decent affordable housing due to special circumstances. These "special needs" groups include the elderly, disabled persons, large families/overcrowded households, female-headed households, persons in need of emergency shelter (homeless), and farm workers.

a. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing and maintenance costs, both the senior renter and owner are at a continuing disadvantage. In addition, seniors often need specially designed types and locations for housing due to physical and other constraints.

According to the 1994 comprehensive Housing Affordability (CHAS) Databook, a total of 88 elderly renter households and 916 elderly owner households resided in Diamond Bar in 1990, representing six percent of the City's total households. The majority of the City's elderly do not require financial assistance to obtain adequate housing due to accumulated wealth, passive income, and home equity. However, 63 of the City's elderly renter households and 234 elderly homeowner households are identified as spending greater than 30 percent of their income on housing costs, and relative to other groups in Diamond Bar, exhibit the greatest housing need. The housing needs of the City's elderly will be addressed through Housing Element strategies to expand the supply of assisted housing for seniors (Strategies 2.3.2, 2.3.5), and to link in with a shared housing program to match senior homeowners with seniors in need of rental housing (Strategy 2.3.3).

b. Disabled Persons

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs based on limitations to earn adequate income. The proportion of handicapped/disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. The 1990 census documents a total of 3,448 persons with a work disability and/or mobility or self-care limitation, representing 6.4 percent of the population. Of these 3,448 disabled residents, 1,965 had a work disability.

Housing opportunities for the handicapped can be addressed through the provision of affordable, barrier free housing. The City enforces the State Uniform Building Code which requires the provision of handicapped-accessible units in new developments. In addition, the Housing Element sets forth a specific Strategy (3.2.1) to offer priority rehabilitation assistance to disabled homeowners for unit modifications to improve accessibility.

c. Large Families/Overcrowded Households

Large families are identified in State housing law as a group with special housing needs based on the limited availability of adequately sized affordable housing units in many communities. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration.

The 1990 Census reports 2,870 households with five or more members in Diamond Bar, representing 17 percent of the City's total households. The CHAS Databook documents that only 205 of the City's

large households are renters overpaying for housing costs.

While large families traditionally experience housing needs related to their lower incomes, large family households in Diamond Bar are predominately upper income, and are adequately housed in the City's larger single-family homes.

Overcrowding is defined as housing units with 1.01 or more persons per room. According to the 1990 Census, the incidence of overcrowding in Diamond Bar was minimal with 5.8 percent, or 992 households defined as overcrowded.

d. Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In 1990, Diamond Bar had an estimated 1,394 female householder families, representing nearly ten percent of the City's family households. Of these, only 92 households had incomes which fell below the poverty level. Nearly two-thirds (865 households) of the City's female households had related children under the age of eighteen.

Housing opportunities for female-headed households are addressed through overall programs to increase the supply of affordable housing, and for the provision of affordable childcare.

e. Persons in Need of Emergency Shelter: Homeless

There are many social, economic, and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in the need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element.

1990 Census data indicates there are no homeless persons either in shelters or in "street locations" in Diamond Bar. Larry Luter with the Walnut Sheriff's Office questioned the officers assigned to Diamond Bar to determine if they were aware of any homeless persons living within the City; the officers indicated that they knew of no homeless persons or families within Diamond Bar. Interviews with the directors of the local homeless shelters did not provide any evidence that homeless persons exist in Diamond Bar. Part of this reason is the City's suburban location and absence of transit facilities and urban public spaces which might attract homeless individuals or families. Income and wealth characteristics of Diamond Bar residents indicate that residents have financial and other resources to draw on in the event of emergencies that could otherwise precipitate a housing crisis.

While Diamond Bar does not currently have a homeless population, the City will coordinate with and direct any homeless to local social service providers in the future. A variety of facilities provide services to the homeless or to people who are at risk of becoming homeless, including battered women and low income families. A list of the facilities and types of services available are described in Table II-3.

TABLE 11-3
AREA HOMELESS FACILITIES & SERVICES

Agency	Target Groups	# Beds	Facility/Service
Pomona Valley Shelter Program (Our House Shelter), Pomona	Singles with children, families and single women	8 families	EMERGENCY SHELTER (30-day), clothing, case management, child care & job preparation training. Limited rental & utility assistance.
Pomona Neighborhood Center, Inc., Pomona	Any	170+	EMERGENCY SHELTER for single men and women during cold/ wet weather program (Nov. to March)
House of Ruth, Claremont	Homeless/Economically disadvantaged, battered women and their children	20	EMERGENCY SHELTER Food, individual and group counseling, emergency transportation, legal and social advocacy, and 24-hour hotline services, includes job/ rental info.
Dept. of Social Services Aid to Family w/ Dependent Children, Pomona	Anyone with dependent children	None	Homeless assistance is \$30/night, 16 days maximum.
Beta Center (PVCC Program)	Open to persons at or below poverty line		7 day emergency food supply for each family member, avg. 2,000 persons served/month
Catholic Charities Brother Miguel Center of Pomona	Low income families		Provide shelter, vouchers food and referrals.

TABLE 11-3
AREA HOMELESS FACILITIES & SERVICES
(Continued)

Agency	Target Groups	# Beds	Facility/Service
Chicano Service Action Center, Chicano Family Services, Pomona	Families or single women	12	EMERGENCY SHELTER food, clothing, furniture, and job training
Women's & Family Crisis Center Social Services, Pomona	Homeless/battered women	32 each in two shelters	SHELTERS ARE IN LOS ANGELES. Referral services, counseling, medical assistance, food and transportation.
Bienvenidos Children Center, Inc., West Covina	Children 3 years or younger who are victims of abuse/neglect or abandonment	46	EMERGENCY SHELTER Located in Altadena
Y.W.C.A., Wings Shelter, West Covina	Battered Women and children	32	Shelter, food, and counseling services

Source: Cotton/Beland/Associates, March 1995

There are several emergency and transitional shelters located in the Diamond Bar area. The Pomona Valley Shelter Program ("Our House") is located in Pomona and has capacity to house 8 families. According to the director, the shelter does not maintain a waiting list and is always full (Joyce Ewing 1991). This is also one of the few shelters in the region that takes families. The second shelter is the "Neighborhood Center", which utilizes the National Guard Armory in Pomona and is opened during cold or inclement weather, usually during November to February. The largest number of persons it has accepted is 170, but it has capacity for more. The Los Angeles County Sheriff's Department will transport homeless individuals to the Armory in cold weather. The closest shelter in Los Angeles County is operated by the Gospel Mission of America in Rowland Heights. This facility is for single men only and has 30 spaces; it also is full year-round.

The County also provides financial assistance for homeless persons to utilize hotel rooms on a temporary basis; this program is presently being administered by the Salvation Army.

f. Farmworkers

There are no farmworkers known to be living within the City of Diamond Bar as there are no active farms in or near the City. The 1990 census indicates 146 of the City's residents are employed in "Agriculture, Forestry or Fisheries" representing less than 0.3% of the population. The Los Angeles County Agricultural Commission, the California Department of Employment and Economic Development, the Agricultural Employer's Labor Board, University of California Agricultural Extension Program, and

the California Farm Advisor were all contacted to determine if there was any data on the location of farm workers; all of these agencies indicated they did not keep such statistics. The local Sheriff's Office was also contacted to determine if patrol officers knew of any itinerant individuals or farmworkers living within Diamond Bar; again, the officers knew of no persons or families that could be so characterized. The demand for housing generated by farmworkers is thus estimated to be nominal and can be addressed through overall programs for affordability.

4. Preservation of Assisted Housing

Government Code Sections 65583 (a)(8) and (c)(6) require all housing analyses and programs to address the potential conversion of existing, assisted housing developments to non-low-income housing use during the next ten-year period. State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the "at risk" units.

Based on a series of inventories, no low income housing units in Diamond Bar are at risk of converting to market rate housing between July 1, 1991 and July 1, 2001. This inventory included all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. The inventory also covered all units that are eligible to change to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled by interviews with City staff and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990", (California Debt Advisory Commission).

The City does contain a 146-unit senior housing project ("Seasons" - formerly "Heritage Park Apartments") financed under the Los Angeles County multi-family mortgage revenue bond program. Under this program, developers are provided preferential financing for new construction in exchange for restricting 20 percent of the units in a project for low-income use. Projects developed prior to the 1986 Tax Reform Act are required to maintain affordability controls for a minimum of ten years. Projects built after this time must restrict units for 15 years.

"Seasons" Apartments was developed in 1988 and is owned by The Corporate Fund for Housing, a non-profit development corporation. The project owners have entered into a 40-year agreement with the Los Angeles County Housing Authority to maintain affordability controls on the 30 low income units (20% of the 149 units). Because "Seasons" Apartments is owned by a non-profit organization, the long-term affordability of the project is virtually assured.

5. Energy Conservation

An analysis of opportunities for energy conservation with respect to residential development is required by Section 65583 (a)(7) of the Government Code. According to the Department of Housing and Community Development:

"The purpose of this analysis is to show that the locality has to consider how energy conservation might be achieved in residential development and how energy conservation requirements may contribute to the affordability of units.

Following are examples of local policies, plans, and development standards that have been successful in reducing energy costs or consumption:

- promotion of compact, higher density, and infill development;
- the active, constructive enforcement by local building officials of existing state residential energy conservation standards;
- standards for street widths, landscaping of streets and parking lots to reduce heat loss or provide shade; and
- standards for energy efficient retrofits to be met prior to resale of homes."

Diamond Bar enforces the State's energy conservation regulations on all new dwelling units. Special attention to energy conservation opportunities also will be given to any large-scale residential developments that may be proposed in the future, and the rehabilitation of existing units. The Energy section of the Plan for Resource Conservation should be referred to for more detail and for relevant objectives and implementation strategies.

D. HOUSING AVAILABILITY

This section provides an inventory of resources and constraints relevant to addressing Diamond Bar's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction.

1. Inventory of Land Suitable for Residential Development

State housing law contains several provisions that pertain to the adequacy of sites to accommodate housing needs:

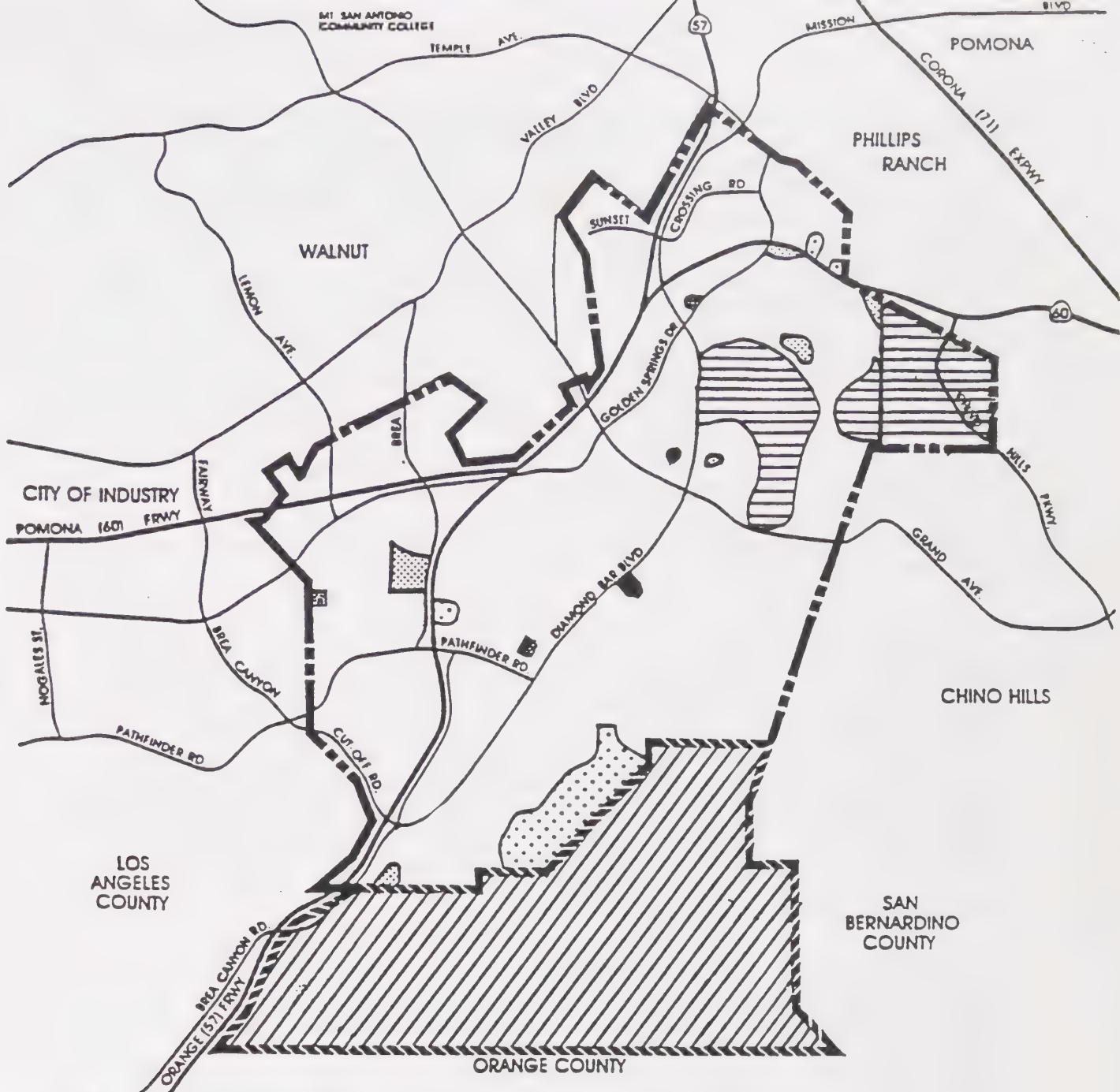
- "The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

- "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."
- "Identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals."

Table II-4 presents an inventory of land suitable for residential development, and Figure II-1 illustrates the location of potential residential sites. The City's Land Use Element provides for a total of 1,115 additional dwelling units ranging in density from rural residential at up to one unit per acre, to high density housing at up to 20 units per acre. The majority of remaining vacant properties in Diamond Bar are characterized by a variety of environmental constraints, including steep slopes, geotechnical hazards, and flood plains, or are not adequately served by infrastructure, and have been designated for lower density development. A total of 391 acres of land remain available for single-family development in Diamond Bar, supporting a total of 535 additional dwelling units. In addition, 1,257 acres have been designated Planning Areas, providing for an estimated 274 additional dwelling units. Several properties do remain in the City which are not ridden with development constraints, and are suitable for multi-family development. A total of 15.7 acres have been designated for Medium-High and High Density Residential, supporting a total of 306 multi-family dwelling units.

Table II-4
Residential Development Potential
During Housing Element Cycle

Land Use Category	Vacant Land		Units Developed Since 7/89	Unit Totals
	Acres	DUs		
Rural Residential (0.0 - 1.0 du/ac)	319	319	30	349
Low Density Residential (1.1 - 3.0 du/ac)	72	216	50	266
Low-Medium Density Residential (3.1 - 5.0 du/ac)	0	0	0	0
Medium Density Residential (5.1 - 12.0 du/ac)	0	0	0	0
Medium High Density Residential (12.1 - 16.0 du/ac)	2.2	36	60	96
High Density Residential (16.1-20.0 du/ac)	13.5	270	0	270
Planning Areas				
PA-1	720	144	0	0
PA-2	400	130		
PA-3	55	0		
PA-4	82	0		
				274
TOTALS	1,663.7	1,115	140	1,255



NORTH

0 2000 4000 8000 FEET



RURAL RESIDENTIAL (max 1 du/ac)
Aggregate 319 du potential



LOW DENSITY RESIDENTIAL (max 3 du/ac)
Aggregate 216 du potential



MEDIUM DENSITY RESIDENTIAL (max 16 du/ac)
Aggregate 36 du potential



HIGH DENSITY RESIDENTIAL (max 20 du/ac)
Aggregate 270 du potential



AGRICULTURE (max 1 du/5ac)
Aggregate 718 du potential



CITY LIMITS



PLANNING AREA
Aggregate 274 du potential



SPHERE OF INFLUENCE



GENERAL PLAN

Figure II-1
Housing
Opportunity Areas

The most significant residential development opportunity remaining in the City exists on the 720 acre Tres Hermanos property. The Land Use Element calls for a residential community on this site, and provides for a mix of housing types and densities subject to preparation of a Specific Plan. The Specific Plan mechanism will allow for flexibility in development standards and clustering of housing beyond that provided for through zoning. It is intended that housing developed within Tres Hermanos could be built at densities higher than 20 units per acre, providing affordability for the City's identified share of lower income housing needs. The City of Industry owns the Tres Hermanos property, and has prepared a concept plan for a mixed residential community on the site pursuant to Diamond Bar's request.

The land within the current City limits that is available for general residential development could yield an additional 1,115 units. Combined with the 140 units already developed during this planning period, this potential supply exceeds the projected local need figure of 781 dwellings for the 1989 - 1994 time period, based on the State's determination of the City's housing needs.

a. Residential Land Use Categories

The Diamond Bar Land Use Element provides for a range of residential types and densities through the following land use categories.

Agricultural (1.0 du/5 ac)

Areas designated for Agricultural include the Tres Hermanos Ranch area and the Sphere of Influence.

Rural Residential (0.0 - 1.0 du/ac)

Areas designated for Rural Residential including hillside areas that are suitable for low density residential areas. These areas are appropriate for rural residential development with a moderate amount of open space. The maximum gross density of Rural Residential will be 1.0 dwelling unit per gross acre (1 du/ac) or less, depending upon the establishment of a slope density ordinance.

Low Density Residential (1.1 - 3.0 du/ac)

The Low Density category limits land uses to single family detached residential. The maximum density within Low Density areas is up to three dwelling units per gross acre (3 du/ac). In Diamond Bar, the development of second units and attached dwellings behind the primary residential structure is allowed subject to the provisions of the City's zoning ordinance. In addition, second units and attached dwellings, which were constructed pursuant to valid permits issued prior to the effective date of this element are permitted, even if the resulting density of a site would be greater than 3 du/ac.

Low-Medium Density Residential (3.1 - 5.0 du/ac)

The Low-Medium Density category limits land uses to smaller lot single family detached residential. The maximum density within Low-Medium Density areas is up to five dwelling units per gross acre (5 du/ac). In Diamond Bar, the development of second units and attached dwellings behind the primary residential structure is allowed subject to the provisions of the City's zoning ordinance. In addition, second units and attached dwellings, which were constructed pursuant to valid permits issued prior to the effective date of this element are permitted, even if the resulting density of a site would be greater than 5 du/ac.

Medium Density (5.1 - 12.0 du/ac)

The areas designated Medium Density are committed to multiple family and mobilehome use. Within the Medium Density category, land uses are limited to attached residential development and mobilehomes. The maximum allowable density within Medium Density areas is up to twelve dwelling units per gross

The maximum allowable density within Medium Density areas is up to twelve dwelling units per gross acre (12 du/ac).

Medium High Density Residential (12.1 - 16.0 du/ac)

Medium High Density areas have good access to major transportation routes, are in close proximity to neighborhoods serving commercial facilities, and do not negatively impact low density, single family residential areas. The maximum density for projects within the Medium High Density Residential category is up to sixteen dwelling units per gross acre (16 du/ac). Additional density can be achieved through density bonus provisions.

High Density Residential (16.1 - 20.0 du/ac)

Within the High Density Residential category, land uses are limited to attached residential, subject to applicable General Plan policies and City of Diamond Bar ordinance provisions. The maximum density for projects within the High Density Residential category is up to twenty dwelling units per gross acre (20 du/ac). Additional density can be achieved through density bonus provisions.

Planning Area

Within the Specific Plan Overlay and Planning Area classifications, residential land uses considered to be appropriate within the City of Diamond Bar, as well as support uses (e.g. open space and recreation, public facilities, support commercial, employment-generating uses), may be appropriate subject to applicable General Plan policies and ordinances. Development within areas designated Specific Plan or Planning Area are processed through use of a master plan or specific plan pursuant to Government Code Section 65450, a planned unit development, or similar mechanism. Development intensities within Specific Plan and Planning Areas must be consistent with the provisions of the Diamond Bar General Plan. Specific Plan and Planning Areas projects must provide a greater level of community amenities and cohesiveness, achieve superior design, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

2. Governmental Constraints

The State Housing Element Guidelines require that the Housing Element address those public actions which might constrain the maintenance, improvement, or development of housing. The major constraints imposed by government are decreasing Federal and State commitments to housing, combined with increasing demands by Federal and State agencies that local government solve existing and projected housing problems. In addition, due to reductions in Federal and State support for other programs, there is an increasing demand on local government to take over funding of programs traditionally funded by others. Local development standards, fees, and processing time constitute other potential governmental constraints.

a. Absence of Governmental Funding

The availability of Federal and State funding sources is subject to many limitations. Many types of governmental assistance are conditioned upon the existence of populations in need of assistance or housing stock conditions requiring repair or rehabilitation. The limited extent of in-need populations and deteriorated housing in Diamond Bar renders the City ineligible for many types of assistance.

One source of housing assistance used by many local governments is money derived from redevelopment project tax increment. By law, 20 percent of the total redevelopment tax increment generated must be allocated towards increasing and improving the supply of affordable housing in the community. The City

of Diamond Bar does not currently have a Redevelopment Agency although the City may evaluate establishment of a commercial project area in the future. The City's limited financial resources preclude the use of City General Funds monies for housing assistance. The City of Industry, under SB 1718, is required to contribute approximately eight or nine million dollars annually to the County Housing Authority for the construction of low and moderate housing within a five mile radius of the City of Industry.

The limited availability of Federal, State, and local funding sources for affordable housing in Diamond Bar during the time frame of this Element, coupled with the high cost of land and construction, act as a significant constraint to the provision of affordable housing in the City. Private financing of affordable housing is also unlikely given the topographic and environmental constraints to housing present on remaining vacant parcels in the City. The Housing Element does include a strategy (2.3.5) to pursue available State, Federal and private programs to expand housing opportunities.

b. Conflicting Responsibilities of Local Government

The mandate that local governments provide for housing for all economic segments of the community is but one of many, often conflicting, responsibilities they face. In addition to dealing with issues of affordable housing and housing rehabilitation, cities must provide municipal services and facilities, protect the natural environment, ensure a high quality of development and urban design, reflect the concerns of City residents, and facilitate increases in local employment and sales tax-generating uses. These responsibilities must be met in an era of increasingly tight budgets. As a result of State laws relating to municipal finance, reductions in Federal and State funds for infrastructure and other programs, and changing public attitudes toward growth, local agencies have had to require that development internalize many costs which were once subsidized by various public funds. As a result, the cost of development inevitably increases and the American dream of owning a home becomes more difficult for those who are not fortunate to already own a home.

c. Development Standards and Land Use Controls

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in the city's zoning ordinance which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives. Zoning can reduce the supply of land available for residential development by rezoning residential land for other uses. Zoning also regulates the intensity of residential land use through minimum lot size requirements. It is important that the minimum lot size not be too large because this would (a) reduce the potential supply of housing by limiting the number of units that can be built on a parcel of land, and would (b) increase the land cost per unit. High land costs may lead to increased construction cost for the developers.

In Diamond Bar, much of the remaining vacant land is steep or has other physical limitations to development. While careful engineering and construction can overcome many of these limitations, they result in higher unit costs and subsequently reduce the affordability of housing built in hillside areas.

Subdivision regulations which govern the division of a parcel of land into two or more smaller parcels can increase housing construction costs. The requirement that site improvements and amenities such as landscaping, underground utilities, and landscape maintenance districts be required in a subdivision can also escalate housing prices.

When analyzing development constraints, it is important to distinguish between those constraints that are excessive and unreasonable, and those designed for a particular purpose. The City, while encouraging

housing, is also concerned about the living environment that is created. Standards for density, height, setbacks, undergrounding of utilities, and aesthetics are designed to create residential projects and areas that are functional and aesthetic.

Building codes regulate new construction and substantial rehabilitation. They are designed to ensure that adequate standards are met to protect against fire, collapse, unsanitary conditions, and safety hazards. Building costs do not appear to be unduly increased through local building codes. The City has adopted the State Uniform Building Code which is considered to be the minimum necessary to protect the public health, safety and welfare.

Upon completion of the General Plan, the City will revise its Development Code. One of the major reasons for preparing a new code is the ambiguity and delay caused by using the current Los Angeles County Development Code. The County's regulations are however minimal in comparison with most incorporated jurisdictions, and serve to minimize development costs. Development standards the City is currently operating under include the following: (Any modifications to these standards will be evaluated as part of the City's next Housing Element update in 1996.)

Multi-family Parking	=	1 space for studio and 1-bedroom units
	=	1.5 spaces for 2-bedroom units
	=	2-2.5 spaces for 3+ bedroom units
Height	=	Maximum 35' for multi-family
Open Space	=	Minimum 10% of unit size
		No lot coverage requirements

The City can meet its affordable housing goals with an overall maximum density under the proposed General Plan, with allowable density bonuses for affordable projects, of a minimum of 25 percent. It should be noted that most of the largest parcels of vacant land remaining in the City are in hillside areas, and would be limited due to physical constraints alone. In addition, the City will adopt a policy to allow higher densities for infill projects that allow seniors, which is an important segment of the affordable housing need in this area. Several other responses in this document address what types of additional units will be built and at what income levels.

The major constraint to providing affordable housing on the remaining vacant hillside parcels in Diamond Bar is that land costs combined with additional cost factors related to hillside developments, render low cost housing development infeasible. For example, even many single family homes in steep areas, even those on one acre lots or larger, must have split-level or some type of custom pad and/or foundation to support them. In addition, higher density housing in steep upland areas would have poor site and circulation access for large numbers of residents.

It is much more realistic and cost effective for the City to plan that the majority of affordable housing built in Diamond Bar will be built on the Tres Hermanos Ranch, where there is sufficient land of modest topography to make the construction of affordable housing, both single family and detached units. The City of Diamond Bar believes that the combination of density bonuses, along with use of State and Federal programs will be sufficient to meet its proportionate share of low and moderate income housing needs.

d. Development Fees

There are two basic types of fees, those for the processing of development applications (subdivisions, conditional use permits), and those to pay for the costs associated with new development (dwelling unit, traffic signals, sewer connections). The City also requires dedication and/or improvements of streets, drainage channels, when new development occurs. Fees for plan check and building permits are determined based upon the valuation of the structure.

The role that fees play in constraining the production of housing is difficult to measure, although they can affect housing prices in certain markets. The theory behind fees is that new development should bear its own costs, and that these costs should be spread as equitably as possible. State law requires that fees must bear a reasonable relationship to the actual costs incurred by the City, so that they do not become excessive.

Even so, fees may add significantly to the cost of a housing unit, especially in those areas of the City that are largely undeveloped and require new infrastructure and services to be developed.

Preliminary results of a fee survey conducted by the City of La Puente indicate that Diamond Bar's development fees are fairly average for cities of similar size (Jacobson 1991). The City of Diamond Bar also retained the firm of Hogle-Ireland to review development fees. The conclusion of the Hogle-Ireland study was to confirm that City fees are comparable to those of other cities of similar size. Diamond Bar charges fees based on the actual cost of permit processing. The current rate is \$75 per hour.

e. Processing Time

Before development can occur, it is necessary that certain permits, inspections, and approvals be obtained. These procedures, although necessary to insure the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, etc.

Development processing time in Diamond Bar is shorter than processing through the County of Los Angeles. It is estimated that the typical tract map which took 18 months to process through the County would be processed in approximately 12 months at the City. This is because the local staff is more knowledgeable of local conditions. Potential causes which may significantly add to the processing time are constraints due to the unique environmental characteristics of the hillsides, geotechnical concerns, traffic impacts and concerns for the preservation of the City's remaining natural topography. As a result, review of hillside development proposals, which constitute a majority of residential applications at present, is necessarily more complex than processing tracts on flat land, which represented the majority of projects processed by the County. However, the City shall continue to comply with all provisions of the State Subdivision Map Act.

f. Public Housing

Article 34 of the California Constitution was adopted as an initiative by the voters in 1951, primarily in response to the increasing number of Federally-funded, tax exempt public housing projects. These projects were perceived to have negative social, economic, and aesthetic effects on local communities. Article 34 states that before a "state public body" can "develop, construct, or acquire in any manner" a "low-rent housing project", the local voters must approve the endeavor. All three "factors" must be present for the referendum to be required.

The Article 34 referendum requirement has often proved to be a psychological or actual barrier to the development of many forms of assisted low rent housing, particularly those intended for low income families. Because of the Article's vague language, communities have been reluctant to risk litigation by entering into the development of public housing for low and moderate income families. While there have been many successful referendums, failures have not been uncommon. As such, there is a tendency for local governments to avoid possible controversy with this type of ballot measure.

3. Non-Governmental Constraints

a. Physical Constraints

Most of the level, easily developable land in Diamond Bar has already been developed, and much of the remaining land is exposed to a variety of geotechnical and topographic conditions which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development. Environmental and infrastructure constraints to development in Diamond Bar are described in greater detail below, and are mapped in Figure II-2.

Large portions of Diamond Bar are covered with major hillsides which serve as a significant constraint to development; Figure II-2 illustrates those areas of the City with slopes greater than 25 percent. Development on such severely sloped parcels requires modification to the natural terrain which significantly adds to the cost of development.

In addition to slope constraints, many of the hillsides in Diamond Bar have a potential for landslides. The stability of a slope is attributed to such factors as the soil type, gradient of the slope (greater than 25 percent particularly), underlying geologic structure, and local drainage patterns. The rolling topography and composition of local soils throughout Diamond Bar create numerous areas for potential landslide hazards. Although many historic landslide locations have since been stabilized, there still exist a number of potential landslide areas along the eastern third of the City, as well as in Tonner Canyon (Sphere of Influence), illustrated in Figure II-2.

Presently, there are no sewer lines in place in the developed southeastern end of the 1,250 acre development known as "The Country Estates". The 800 acre Tres Hermanos parcel will also require installation of infrastructure.

While the City's commercial areas are typically less affected by the physical constraints described above, the major commercial intersections in Diamond Bar are already severely congested and cannot support trip-intensive land uses such as multi-family residential. Eight intersections in the City currently operate at Level of Service E or F and experience very poor operating conditions and significant delay; these intersections are illustrated in Figure II-2. In addition, Diamond Bar is a "Housing rich/jobs poor community", and needs the limited amount of commercial land designated in the General Plan to maintain its tax base to serve the residential population.

b. Land and Construction Costs

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Like most hillside communities, land costs are high in Diamond Bar. In addition to raw land costs, site improvements contribute to the cost of land, especially for hillside properties with severe topographic or geologic constraints. Thus, land costs alone can produce a situation where housing is beyond the financial means of lower income households.

Another major cost associated with the construction of new housing is the cost of building materials, which can comprise up to 50 percent of the sales price of a new home. Local developers indicated that good quality Type V single-family construction can cost between \$78 to \$127 per square foot. Overall construction costs rose over 30 percent between 1980 and 1990, with the rising cost of energy a significant factor.

A factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

c. Financing Costs

The cost of permanent mortgage financing for new and existing homes, as well as cost of new residential construction financing, play a significant role in the affordability of housing. General inflation in the economy directly and indirectly causes housing prices to increase, which in turn raises finance costs. As the absolute price of a home increases, it adds to the mortgage amount which results in increases in the principal, interest, insurance, and taxes a home buyer must pay.

d. Speculation

Speculation in real estate occurs when real estate investors buy housing or land at "low prices" and then resell it at a much higher value within a short period of time. The problem is particularly acute if property rapidly changes hands from speculator to speculator. The price the eventual long term owner or consumer will pay could be highly inflated. Speculation affects not only the individual property, but the market climate in the area as a whole.

Because there are few statistics available on the rate of property turnover and the profit received from transactions, the amount of speculative activity and its impact on the City's rising housing costs is not clearly known at this time.

e. Contractual Constraints

Many open space areas in Diamond Bar were precluded from development as a condition of approval for the tract. Often, these areas were calculated as the open space requirement for the adjacent development, and additional densities may have been granted in exchange for retaining these areas as open space.

Some residential developments in Diamond Bar have formed private homeowner's associations, and have placed Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of trade-offs to allow greater density in the flatter portions of the residential tract.

Major vacant land areas in Diamond Bar subject to development restrictions are mapped in Figure II-3.

f. Housing Discrimination

As a characteristic of the housing market, discrimination may often present a barrier to providing an adequate choice of housing for all groups. Discrimination, which may be defined as prejudicial treatment applied categorically and not on the merit of the individual, takes many forms. Most forms of housing discrimination are a violation of State and Federal laws, which prohibit discrimination against homeseekers for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Some of the types of discrimination encountered are refusal to rent or sell, inflated rents, higher prices, excessive deposits, unreasonable occupancy standards, limited choice among available units, and poor maintenance and repair. The target populations subject to discrimination are not limited to racial and ethnic minorities, but also include recipients of welfare and public assistance, families with young children, young unmarried persons, and the handicapped.

Redlining is also a form of discrimination, wherein home improvement and mortgage loans are not made available by a lending institution in lower-income or minority neighborhoods. Redlining involves the use of varying criteria for home financing based upon geographical differences. Often referred to as "neighborhood disinvestment", redlining practices include outright refusal by a lending institution to approve home purchase and rehabilitation loans, making loan conditions stricter (e.g., higher down payment, higher interest rates, higher closing cost), or appraising property below market value or with more rigid standards than used on comparable property in other neighborhoods. Older declining neighborhoods with high minority concentrations were often targets of redlining practices in the past.

Redlining results in deterioration of neighborhoods, real estate speculation, and housing abandonment. Most frequently affected are minorities and low income persons in general.

Despite the fact that redlining is now illegal, this practice is still reported across the country. The Community Reinvestment Act (CRA) was passed by Congress in 1977 to help eliminate redlining. The CRA establishes a Congressional mandate that private, Federally-chartered lending institutions must serve the convenience and credit needs of their surrounding communities. While the enforcement and sanction provisions of the CRA are relatively weak, it does provide for public disclosure of a lender's performance in meeting community credit needs through requirements for an annual CRA statement.

Where redlining practices are discovered, a sanction available and suggested for use by SCAG in the Regional Housing Element is the deposit of municipal funds in local lending institutions contingent upon acceptable loan performance in older, declining neighborhoods.

Complaints of housing discrimination are handled by the Long Beach Fair Housing Council. The Council and the Diamond Bar Mediation Center also handles local landlord-tenant disputes within Diamond Bar, and indicates that there are approximately 1-2 discrimination complaints per month from residents in Diamond Bar.

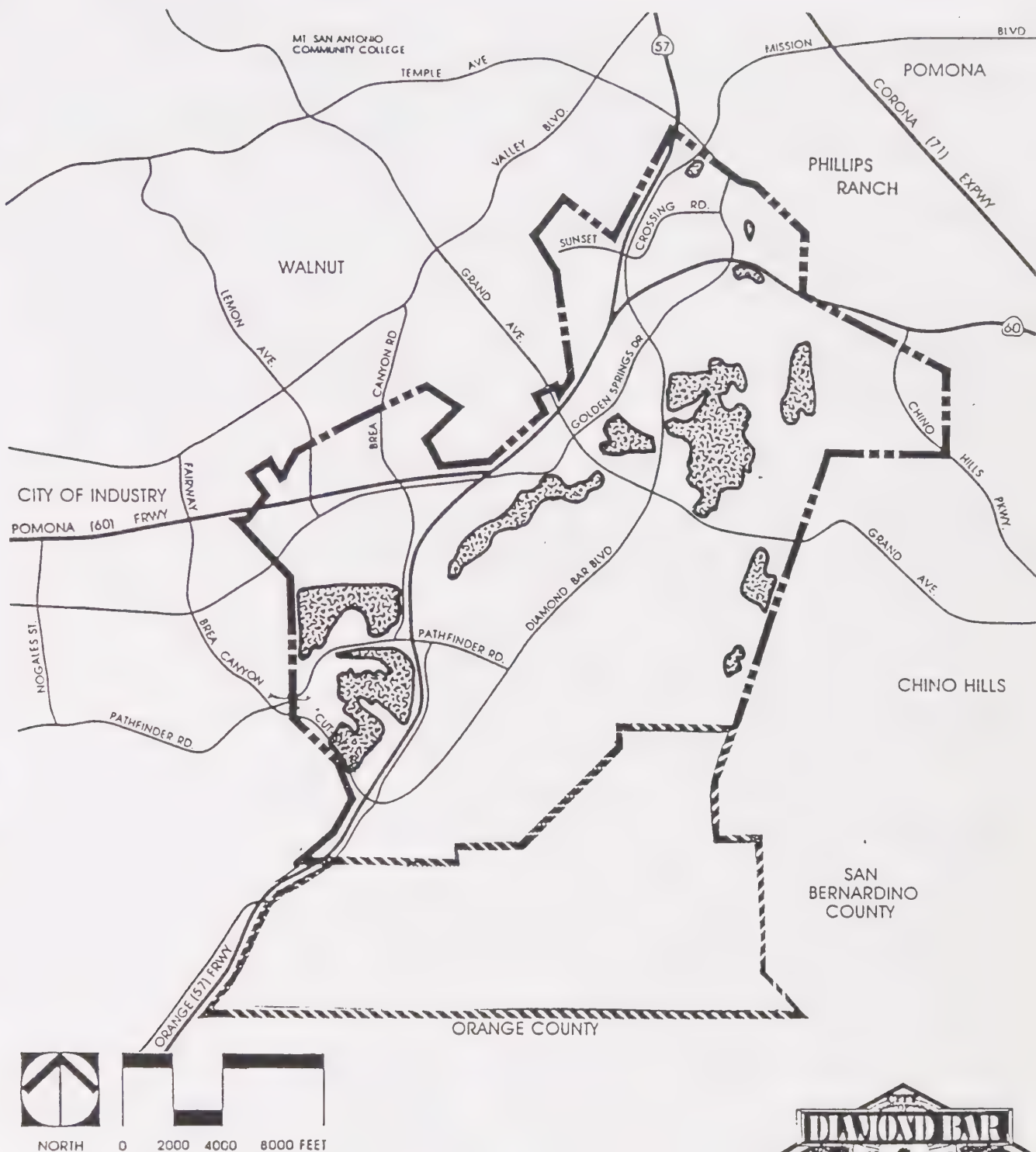
E. PROGRESS REPORT

California Government Section 65588(a) provides that each local government shall review its housing element annually, or as frequently as appropriate, to evaluate the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goals
- The effectiveness of the housing element in attainment of the community's housing goals and objectives
- The progress of the city, county, or city and county, in implementation of the housing element

Diamond Bar is a new City with no previous Housing Element against which to measure its progress. Subsequent revisions to this element will evaluate the City's accomplishments in satisfying the housing goals established in the Element.

Since Diamond Bar's population is now over 50,000, it will be eligible for "entitlement status" under the Federal Department of Housing and Urban Development (HUD). This status will allow the City to receive direct funds from HUD, including Community Development Block Grant (CDBG) monies, greatly enhancing the City's ability to implement its housing programs.



SOURCE: City of Diamond Bar General Plan Environmental Impact Report, Appendix B, Diamond Bar Open Space Land Survey July 9, 1992.

NOTE: Sources of restrictions for tracts and parcel maps are recorded maps. Sources of restrictions for metes and bounds are Assessor's tax rolls. Restrictions and prohibitions were originally approved by Los Angeles County. Upon incorporation, the City gained sole discretion over retaining or changing these designations.



GENERAL PLAN

Figure II-3

General Locations of Vacant Lands Subject to Development Restrictions

F. HOUSING GOALS, OBJECTIVES, AND STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN THAT THERE BE ADEQUATE HOUSING IN THE CITY, BOTH IN QUALITY AND QUANTITY, TO PROVIDE APPROPRIATE SHELTER FOR ALL WITHOUT DISCRIMINATION."

GOAL 1 "Consistent with the Vision Statement, the City should provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents."

Objective 1.1 Development of an adequate supply of housing to meet Diamond Bar's housing growth needs as follows:

	1989-1994 Housing Need	
Income Category	Units	Percent
Very Low	117	15
Low	182	23
Moderate	144	19
Upper	338	43
Total	781	100

Strategies:

- 1.1.1 Where feasible, consider commercial/office developments which propose a residential component as part of an overall mixed use concept.
- 1.1.2 Ensure the City's development standards do not unduly constrain the creation of affordable housing.
- 1.1.3 Prepare a public information packet summarizing the City's zoning and development requirements for residential construction.
- 1.1.4 Establish a monitoring program which identifies the type and cost of housing being produced within Diamond Bar, as well as the availability of vacant land which can be used to accommodate a variety of housing types; produce required reports to accomplish the programs outlined in this plan for housing that is affordable to "very low", "low", and "moderate" income households.
- 1.1.5 To ensure well planned residential growth while meeting the City's housing responsibilities, review proposed residential projects, General Plan amendments, and changes of zone for their effects on the neighborhood, the City, and regional housing needs.

- 1.1.6 Provide timely review of development requests with fees sufficient only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, consider changes in case processing such as:
- Computerize case records to allow for automated case tracking
 - Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources
 - Maintain timely review of EIRs as required by law
- 1.1.7 Encourage use of innovative site development and construction materials and techniques consistent with City ordinances and the UBC to reduce the cost of site preparation and/or construction and to provide a mix of dwelling unit types.
- 1.1.8 Comply with California Government Code Section 65915 by providing a minimum 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to households with an income of 80 percent of the County median income, or make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens.
- 1.1.9 Investigate the feasibility of establishing a requirement that ten percent (10%) of all new housing within proposed housing developments be affordable to very low, low, or moderate income households or pay an "in lieu" fee to be used by the City for the provision of housing affordable to very low, low, or moderate income households. If determined to be feasible, implement the program.
- 1.1.10 Where the City assists in the development of affordable housing, such as through density bonuses or other development incentives, provide priority for occupancy by existing Diamond Bar residents or employees in the community.
- 1.1.11 Facilitate the provision of single and multiple family dwelling units available to very low, low, and moderate income households through participation in the County's Mortgage Revenue Bond Program, issuance of Mortgage Credit Certificates, and use of other viable economic resources. Encourage private sector participation in the provision of very low, low, and moderate cost housing by offering such programs to developers who provide at least 20 percent of the housing units within prices which are affordable to very low, low, and moderate income households. Advertise the availability of these programs through periodic placement of ads in the City Newsletter and placement of program brochures at the public counter.

GOAL 2 *"Consistent with the Vision Statement, encourage adequate housing opportunities for all economic segments of the community, regardless of age, race, ethnic background, national origin, religion, family size, sex, marital status, physical conditions, or any other arbitrary factors."*

Objective 2.1 Ensure that the existing supply of low and moderate cost housing within Diamond Bar does not diminish. Conserve the existing stock of assisted housing:

30 Low Income ("Seasons" Apartments)

18 Very Low Income (Rent Subsidies)

Strategies:

- 2.1.1 Where proposed development projects or other discretionary actions of the City of Diamond Bar would reduce the number of existing subsidized dwelling units, ensure that appropriate offsets are provided as part of the proposed action.
 - (a) To avoid potential reduction in the supply of rental housing, prepare a condominium conversion ordinance which would limit the conversion of rental apartments to condominiums or cooperatives.
 - (b) Require that all successful conversion applicants provide a relocation assistance program for displaced tenants, encouraging relocation within the community.
 - (c) Based on the provisions of Government Code Section 65863.7, consider requiring the submission of a report detailing the impacts of any proposed mobilehome park conversion to a non-residential use concurrent with the filing of any discretionary permit on such property.
 - (d) Annually assess all affordable or assisted housing units that are considered "at risk" as delineated in the "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (1989)" or other appropriate Federal or State documents.
 - (e) Investigate the feasibility of programs to ensure that "for sale" housing which is subsidized so as to be affordable to very low, low, and moderate income households remain affordable to those income groups after sale to the first buyer.

Objective 2.2 Prevent housing discrimination in Diamond Bar.

Strategies:

- 2.2.1 Continue to distribute information regarding the activities of the City to assist in the resolution of housing discrimination cases through placement of fair housing brochures at public places throughout the City and provide referrals to the Long Beach Fair Housing Council.
- 2.2.2 Continue to contract with and participate in the activities of the Long Beach Fair Housing Council as they affect the City of Diamond Bar.

Objective 2.3 Cooperate with regional agencies to provide housing for the elderly, handicapped, homeless, and other special needs groups.

Strategies:

- 2.3.1 Promote housing accessibility for elderly, handicapped, and disabled persons.

- 2.3.2 Specifically encourage development of assisted rental housing for the elderly, handicapped, and disabled. Specifically encourage development of such housing through the use of density bonuses, tax-exempt bonds, and land write-downs, combined with Federal and State housing subsidies.
- 2.3.3 Contact Inland Mediation, and other social service providers to pursue senior home sharing services for Diamond Bar.
- 2.3.4 Provide information regarding the availability of emergency shelter.
- 2.3.5 Pursue State, Federal, and private programs designed to expand housing opportunities for all segments of society including the elderly and the handicapped. Determine the extent to which such programs are consistent with the goals and objectives of the Diamond Bar General Plan, and the extent to which such programs can be incorporated into future development within the City. A priority will be to pursue entitlement status through HUD and secure permanent CDBG funding. Programs include but are not limited to:

FEDERAL DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HUD)

- Federal Community Development Block Grant (CDBG) monies for senior citizen and handicapped housing projects
- Section 202 funding for financing of rental housing projects
- Section 203 insurance for acquisition and rehabilitation financing for single family homes
- Section 207 rental housing funding
- Section 213 cooperative housing funding
- Section 221 rental and cooperative housing for moderate income families
- Section 223 purchase and refinance of existing rental units
- Section 234 insurance for condominiums
- Section 241 supplemental loan insurance for existing multi-family rental housing

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

- Self-Help Housing Program. Technical assistance grants and mortgage assistance for owner-builder organizations
- Mobilehome Park Assistance Program. Financial and technical assistance to residents to purchase mobilehome parks
- California Homeownership Assistance Program. Shared appreciation loans for manufactured housing or for renters in projects converting to cooperative or condominium ownership

- California Housing Rehabilitation Program. Rehabilitation loans from Proposition 77 to owner occupants of substandard housing, including low income and rental housing
- Family Housing Demonstration Program. Loan funds for construction or purchase and rehabilitation of housing that includes support services such as child care, job training, etc.
- Rental Housing Construction Program. Loan funds to government agencies for profit and non-profit sponsors of new rental housing projects
- Predevelopment Loan Program. Loans to local government agencies and non-profit corporations to pay predevelopment costs incurred in developing low income housing
- Senior Citizens Shared Housing Program. Funds technical assistance to, matching services for, and development costs of, shared housing for senior citizens

CALIFORNIA HOUSING FINANCE AGENCY

- Resale Program. Below market interest rate mortgage financing for first-time homebuyers earning less than \$40-45,000, depending on family size. The sales price maximum is presently \$113,000
- Home Purchase Assistance Program. Presently up to \$15,000 deferred payment with three percent (3%) simple interest second mortgage loans to lower income first-time homebuyers
- Matching Down Payment Program. Matches first-time homebuyer's down payment up to \$5,000. Loans only to CHFA first-time borrowers. Loans are due on sale and presently carry three percent (3%) simple interest

LOS ANGELES COUNTY HOUSING AUTHORITY

- Section 8 Existing Certificates. Rental subsidies
- Home Improvement Loan Program. Below market interest rate loans up to \$15,000 for eligible homeowners. Eligible improvements include new roof, exterior paint, etc. All health and safety violations must be corrected
- Repair Service Program for Senior Homeowners. One-time grant of labor and materials for eligible homeowners for minor repairs and weatherization and insulation.
- City of Industry Redevelopment Set-Aside Transfer. An estimated nine million dollars (\$9,000,000.) annually to be made available through the County for affordable housing new construction, acquisition, rehabilitation, and preservation. The City will pursue funding through the County as Notice of Funding Availability (NOFA) is issued

CITY OF DIAMOND BAR

- If found to be feasible, requirements for provision of "in lieu" funds for development of housing affordable to low and moderate income households

PRIVATE ORGANIZATIONS

- Savings Associations Mortgage Company (SAMCO). A statewide organization supported by stockholder savings institutions to provide financing for affordable housing projects
 - California Community Reinvestment Corporation (CCRC). A resource pool supported by the State's banks to assist in financing affordable housing
- 2.3.6 Following acquisition of Federal Community Development Block Grant funds by 1994, designate a Housing Coordinator in the Planning Department to make applications for various State and Federal Programs. Earmark at least \$25,000 annually from various sources toward meeting the housing needs of Diamond Bar residents.
- 2.3.7 Work with the Los Angeles County Housing Authority and nearby cities to establish a continuous emergency shelter program serving the eastern portion of the County. Funds for homeless shelters available through the McKinney Act include:
- Emergency Shelter Grants for building acquisition and rehabilitation, rental assistance, and payment of security deposits
 - Section 8 Mod Rehab Assistance for Single Room Occupancy Housing can be used to rehabilitate a single room occupancy hotel
 - Supplemental Assistance for Facilities to Assist the Homeless
 - Supportive Housing: The Transitional Housing Program provides funds for both building rehabilitation and five years of operating funds for transitional housing programs (3 months to 2 years)
 - Permanent Housing for the Handicapped Homeless
 - The Federal Emergency Management Agency (FEMA) Emergency Food and Shelter Program can provide short-term rental subsidies to prevent eviction, payment of mortgage to prevent foreclosure, and utility assistance to families or individuals
- 2.3.8 As appropriate, encourage the development of child care facilities in conjunction with new development.

<p>GOAL 3 "Consistent with the Vision Statement, preserve and conserve the existing housing stock and maintain property values and residents' Quality of Life."</p>

Objective 3.1 Maintain and encourage the improvement of the quality and integrity of existing residential neighborhoods.

Strategies:

- 3.1.1 Adopt a housing/neighborhood preservation program, including incentive programs to ensure ongoing maintenance.
- 3.1.2 Ensure that group housing preserves the quiet, suburban or rural character of the existing residential neighborhood in which it is located.
- 3.1.3 Enact Development Code provisions to provide for the development of second units on a single family parcel. Ensure the single family character of the neighborhood is protected, and that road, water, and sewer systems are capable of supporting such development.
- 3.1.4 Determine the feasibility of establishing a Craftsman and Tool Lending Program, utilizing State funding if necessary.
- 3.1.5 Enforce City's Property Maintenance Ordinance to maintain the quality of existing neighborhoods.

Objective 3.2 Eliminate substandard housing by establishing a program to investigate and encourage the rehabilitation of substandard housing units within Diamond Bar. Achieve the rehabilitation of 5 very low, 5 low, and 15 moderate income households through the County's rehabilitation program.

Strategies:

- 3.2.1 Investigate the availability of funds, including City "in lieu" funds for establishing a housing rehabilitation program. Offer priority for rehabilitation assistance to disabled homeowners for unit modifications to improve accessibility.
- 3.2.2 Establish a program of public information and technical assistance to encourage the continued maintenance of currently sound housing as neighborhoods age within the City of Diamond Bar.
- 3.2.3 Utilize available housing rehabilitation/conservation funds to establish a fund to assist low and moderate households with painting, minor repairs, and general maintenance.
- 3.2.4 Work with the State Franchise Tax Board in order to enforce the provisions of California Revenue and Taxation Code Sections 17299 and 24436.5 which prohibit owners of substandard housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax.

RESOURCE MANAGEMENT ELEMENT



GENERAL PLAN

TABLE OF CONTENTS

	PAGE
A. Introduction	III-1
B. Existing Conditions	III-2
C. Resource Management Issues	III-7
D. Goals, Objectives, and Implementation Strategies	III-9

LIST OF TABLES

TABLE	PAGE
III-1 Local Recreational Facilities	III-3

III. RESOURCE MANAGEMENT ELEMENT

A. INTRODUCTION

Open Space Elements and Conservation Elements were first required to be a part of city and county General Plans in 1970. Within Diamond Bar, many issues dealing with conservation also overlap issues related to open space, such as "open space for the preservation of natural resources" and "open space for the managed production of resources" (State of California General Plan Guidelines). As a result of this overlap and interdependency, these two General Plan requirements have been combined into a Resource Management Element, which is permitted under State law.

Diamond Bar recognizes its role as a responsible steward of all lands within its jurisdiction. The Resource Management Element deals with "open-space land" issues, defined by Section 65560(b) of the Government Code as "any parcel or area of land or water which is essentially unimproved and devoted to open space use...". Open space uses encompass four principal categories: Natural resources; managed production of resources; outdoor recreation; and public health and safety. The first part of this Element addresses open space and visual resources, biological resources, and parks and recreation.

The Resource Management Element also establishes strategies for effectively managing local natural resources to prevent waste, destruction, or neglect. This portion of the General Plan is concerned with the conservation, development, and utilization of natural resources such as water (including reclaimed water), energy, and the disposal and reuse of solid wastes. As recommended in state law, agriculture and mineral resources are two other natural resources that are analyzed.

It is the intent of the Resource Management Element to:

- Create and retain an open space system which will conserve natural resources, preserve scenic beauty, promote a healthy community atmosphere, provide open space for outdoor recreation, and protect the public safety.
- Identify limits on the natural resources needed to support urban and rural development within the City and its Sphere of Influence, and ensure that those resources are used wisely and not abused.
- Provide a park, recreation and open space system which enhances the livability of urban and suburban areas by providing parks for residential neighborhoods; preserving significant natural, scenic, and other open space resources; and meeting the open space and recreational needs of Diamond Bar residents.

The Resource Management Element is closely related to the Land Use Element since areas designated for open space must be consistent with designations on the Land Use map. Areas designated as open space for public health and safety reasons in the Resource Management Element are similarly addressed in the Public Health and Safety Element.

B. EXISTING CONDITIONS

1. Open Space and Visual Resources

Diamond Bar is well known as a hillside residential community with outstanding views of natural slopes and ridgelines. There are a number of undeveloped areas in the City that constitute potential open space resources. The portion of Tonner Canyon that is within the City's Sphere of Influence offers tremendous open space opportunities and visual resources.

The natural slopes and ridges have provided a distinctive visual identity to the community's natural and developed areas.

2. Biological Resources

While Diamond Bar still contains several areas that support native plants and animals, these resources have undergone considerable transition over the years. The native flora and fauna which once inhabited the City have been largely eliminated in developed areas. Historical agricultural and recent urban development have removed large areas of natural vegetative cover. Animals that once inhabited the valley floor have largely been forced into nearby undisturbed areas to the southwest, south, southeast, and east of the City limits.

The City's Sphere of Influence encompasses the middle 3,600 acres of Tonner Canyon, a portion of which is considered a "Significant Ecological Area" (SEA) by Los Angeles County due to its wealth of biological resources. This portion of the canyon contains extensive stands of riparian, oak, and walnut woodland plants, which are considered sensitive and important native plant habitats by the California Department of Fish and Game. Tonner Canyon supports a diverse population of native animals, including the California ground squirrel, cottontail rabbit, coyote, and deer. The canyon habitat may also support other animals such as the endangered Stephen's kangaroo rat, several species of mice and possibly the California gnatcatcher. Numerous birds also utilize this area, including several species of hawks and owls, which are all protected under California Fish and Game laws. A sensitive species of pond turtle was also observed in the upper portion of the canyon, although it was just outside the City limits and Sphere of Influence.

3. Parks and Recreation

There are several existing park and recreation facilities within the City's boundaries that provide active and passive recreational opportunities to City residents. The City has seven developed parks ranging in size from 2 acres to 26 acres. The City also has two undeveloped parks and one joint park facility with Walnut Valley Unified School District. Small athletic fields and playgrounds exist at the eight elementary and two intermediate schools in the City. More extensive fields and a gymnasium exist at Diamond Bar High School. These facilities are made available on a limited basis for use by City recreational programs and by local athletic organizations through short term agreements with the Walnut Valley Unified School District and the Pomona Unified School District. There are also several quasi-public and private recreational facilities, including the Diamond Bar golf course, "The Country Estates" park, YMCA and Little League fields on Sunset Crossing Road. Table III-1 describes local recreational facilities.

The State and National recreation agencies recommend a minimum of 2 acres of developed active public parkland and 0.5 acres of undeveloped or passive parklands per 1,000 residents. The City ratio of 1.0

**TABLE III-1
LOCAL RECREATIONAL FACILITIES**

Local Parks		Acres - Developed	Acres - Undeveloped	Baseball Fields - Unlighted	Baseball Fields - Lighted	Basketball Courts	Tennis Courts - Lighted	Picnic Tables - Covered	Picnic Tables	Bar B-Q	Fitness Course	Tot Lot	Restrooms	Parking Spaces	Office/Storage
Facility	Address														
1. Heritage	2900 S. Brea Canyon Road	3.4			1	1/2			•	•		•	•	36	•
2. Ronald Reagan	2201 S. Peaceful Hills Rd.	6.0				1	3	•	•	•		•	•	33	•
3. Starshine	20839 Starshine Road	2.0										•		0	
4. Maple Hill	1355 S. Maple Hill Road	4.0				1	3		•	•		•	•	35	•
5. Paul C. Grow	23281 E. Forest Canyon Drive	5.0		2					•	•	•	•	•	10	
6. Summitridge	1425 Summitridge Drive	12.0	14	1				•	•	•	•	•	•	53	•
7. Sycamore Canyon	22930 E. Golden Springs Drive	4.0	50	1					•	•		•	•	62	•
8. Carlton Peterson	24142 E. Sylvan Glen Road	9.0	7.5	2				•	•	•		•	•	48	•
9. Pantera	800 Pantera Drive		23												

TABLE III-1

LOCAL RECREATIONAL FACILITIES

(Continued)

		Acres - Developed	Acres - Undeveloped	Baseball Fields - Unlighted	Baseball Fields - Lighted	Basketball Courts	Tennis Courts - Lighted	Picnic Tables - Covered	Picnic Tables	Bar B-Q	Fitness Course	Tot Lot	Restrooms	Parking Spaces	Office/Storage
Facility	Address														
10. Larkstone	Larkstone Drive		2.5												
SUBTOTAL		45.4	97.0	6	1	2.5	6							277	
Other Facilities															
11. Diamond Bar Golf Course		178												226	
12. Little League Park**		8												•	
13. The Country Estates Park**		16.4	133.5											120	
TOTAL		247.8	230.5	6	1	2.5	6							623	

Source: Diamond Bar Community Services Department 1995

** Privately Owned

TABLE III-1
LOCAL RECREATIONAL FACILITIES
(Continued)

Local Schools	Address	Acres - Developed	Acres - Undeveloped	Baseball Fields - Unlighted	Baseball Fields - Lighted	Multi-purpose field	Tennis Courts - Unlighted	Picnic Tables - Covered	Picnic Tables	Bar B-Q	Fitness Course	Tot Lot	Restrooms	Parking Spaces	Office/Storage
1. Armstrong School	22750 Beaverhead Drive	8.5		•		•						•	•	32	
2. Castle Rock School	2975 Castle Rock Road	10.6		•		•						•	•	43	
3. Chaparral Intermediate School	1405 S. Spruce Tree	23.2		•		•							•	87	
4. Diamond Bar High School	2400 E. Pathfinder Road	42.9		•	•	•	•						•	196	
5. Diamond Point School	24150 Sunset Crossing	7.0		•		•						•	•	53	
6. Evergreen School	12450 Evergreen Springs	10.8		•		•						•	•	50	
7. Golden Springs School	245 Ballena Drive	8.5		•		•						•	•	38	
8. Lorbeer Middle School	501 S. Diamond Bar Blvd.	17.0		•		•							•	51	
9. Maple Hill School	1309 S. Maple Hill Road	10.5		•		•						•	•	35	
10. South Pointe Middle School	20671 Larkstone Drive	33.97		•		•							•	98	
11. Walnut Elementary School	841 S. Glenwick	10.8		•		•						•	•	35	
12. Quail Summit Elementary	23330 Quail Summit Drive	11.1		•		•							•	48	
TOTAL		194.9												766	

SOURCE: Walnut Valley Unified School District and Pomona Valley Unified School District - May 1995

acres of developed public parkland per 1,000 residents¹ is under the State and National recreation agencies recommendation, which will need to be addressed. The City will need to provide adequate park acreage and recreation facilities to serve the need of present and future residents.

Currently, within the City there is a total of 478.3 acres of recreational facilities, including 45.4 acres of developed parkland and 97 acres of undeveloped parkland for a total of 142.4 acres of City owned park land. Within the City there are quasi-public parkland and/or facilities that may require user fees; these include the Diamond Bar Golf Course, YMCA and Little League fields.

There is also a private parkland and facility which consists of "The Country Estates" park. Only residents of "The Country Estates" can use the park which consists of 16.4 developed acres and 133.5 undeveloped acres.

The City is located within an hour of several regional recreation and national forest areas such as the Chino Hills State Park, as well as San Gabriel and San Bernardino National Forests to the north and northeast, which include the summer and winter resort areas of Big Bear Lake and Lake Arrowhead. The forests provide outdoor activities as diverse as swimming, boating, hiking, camping, downhill skiing, and cross country skiing. There are also County recreation facilities available at Schabarum Regional Park to the west and Bonelli Regional Park to the north (which contains Puddingstone Lake).

Within the City, the 57 Freeway is designated as a proposed State Scenic Highway. It extends from the southwest to the northeast City limits, and includes views of trees, rolling hills, grazing cattle, and snow-capped mountains.

4. Water Resources

One of the fundamental long-term constraints for both urban and rural development is the availability and quality of water. As throughout Southern California, water availability has become, and will remain, a major resource constraint facing Diamond Bar. The strategies for this section focus on the actions which must be taken to ensure the continuing supply of water needed to support Diamond Bar's future. A complete discussion of water resources is in the Master Environmental Assessment.

Water is provided to the area by the Three Valleys Municipal Water District but locally distributed through the Walnut Valley Municipal Water District. Ultimately, almost all local water districts receive most of their imported water (other than groundwater) from the Metropolitan Water District (MWD). As a result of the recent six-year Statewide drought, the MWD has restricted local water supplies by 25 percent through the imposition of surcharges on water that was supplied in excess of these levels. A complete discussion of peak demand water supply requirements is in the Master Environmental Assessment. A Master Plan of Water is being prepared by the Walnut Valley Water Municipal District which estimates a buildout population for Diamond Bar of approximately 75,000 residents, which is higher than the estimated buildout of the City. The degree to which the modest amount of growth projected by the General Plan can be accommodated by the local water districts will depend on the regional availability of water.

¹Only developed public parks are included in this figure. The 1.0 acres per 1,000 population ratio does not include privately owned recreation facilities or the Diamond Bar Golf Course, and thus includes only the 45.4 acres of publicly owned parks.

5. Energy Resources

The availability of energy resources is a growing societal concern. Urban and suburban land uses within the City all rely on the availability of a continuing supply of affordable energy resources. However, recent experience has been that unless society's awareness of the critical nature of energy availability is increased, significant dislocations in the economy and local quality of life can result. Energy conservation is not only necessary to the continued functioning of modern society, but provides immediate benefits to individuals and businesses in utility bill savings and improved air quality. The strategies provided in this section propose energy efficient building and land use practices. Many other actions needed to conserve energy require cooperation with Federal and State agencies, as well as with public utilities, which have indicated their interest in promoting energy conservation.

6. Solid Waste

Landfill disposal of solid wastes and the conservation of recyclable materials have become important public concerns by reason of the diminishing capacity of landfill space and growing environmental problems facing our State. For this reason, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB939). The Act, also known as Public Resources Code Section 41000 et. seq., requires each city to prepare, adopt, and implement a Source Reduction and Recycling Element (SRRE) which identifies how that jurisdiction will divert, through a combination of source reduction, recycling, and composting programs, 25 percent of solid wastes from landfill disposal by 1995, and 50 percent or the maximum amount feasible by the year 2000.

Since the improper disposal of hazardous wastes poses a more serious risk to the public's health and threatens the environment in which we live, the Legislature passed AB 2707 (Public Resource Code Section 47500 et. seq.) which requires each city to prepare a Household Hazardous Waste Element (HHWE). The HHWE describes how the City will dispose of hazardous substances like household cleaners, paints, pesticides, and motor oil.

7. Agriculture

The City of Diamond Bar presently has no important agricultural farmlands according to the California Department of Conservation, Division of Land Resources Protection, and the Soil Conservation Service of the U.S. Department of Agriculture. These agencies classify important farmland into six categories according to soil type: Prime; potential prime; statewide important; locally important; and unique farmlands. While none of these classifications have been applied to soils in Diamond Bar, the area did at one time support extensive walnut groves and cattle ranches.

Over the last 30 years, the farm and ranchlands that once typified Diamond Bar have been converted to urban and suburban uses. Prior to 1900, the production of walnuts and cattle grazing were the primary agricultural activities within the City. Today, only scattered grazing remains, primarily on the Tres Hermanos property in the northeastern corner of the City. This area contains the "headwaters" of Tonner Canyon, and the upper portions of this canyon, just south of Tres Hermanos and west of Diamond Bar, are also grazed periodically. The middle portion of Tonner Canyon, within the City's Sphere of Influence, supports oil production, as well as the Firestone Boy Scout Reservation, and is not grazed on a regular basis.

8. Mineral Resources

The City of Diamond Bar does not contain any identified (significant) mineral resources. The State of California has established four categories of Mineral Resource Zones (MRZs). Most of Diamond Bar is considered in MRZ-1, which identifies areas where adequate information indicates no significant aggregate deposits are present. However, a particular bedrock formation (Puente) underlies scattered portions of the City. This formation is classified as MRZ-3, which identifies areas that may contain aggregate mineral deposits but whose significance cannot be evaluated from available data. Based on available data, development in Diamond Bar will have to import substantial quantities of aggregate materials anyway, since none of the surrounding areas contain extensive deposits.

C. RESOURCE MANAGEMENT ISSUES

1. Open Space and Visual Resources

There are several major vacant hillside or open space areas remaining in the City, which are under various pressures to develop. The City needs to determine which areas will be preserved and what means to use to best assure their protection. Portions of these areas should be preserved for parks.

ISSUE ANALYSIS: There is a need to preserve open space within the City and the Sphere of Influence and to utilize portions of these preserved open spaces for parks and recreational uses, where feasible and safe.

2. Biological Resources

The City and its Sphere of Influence contain several areas with significant biological resources. These areas should be considered for preservation in conjunction with important open space and visual resource areas. This includes wildlife corridors to prevent isolation, loss of diversity in biological "islands" if they are cut off from larger and more diverse areas, and to maintain a sustainable quality (food, water, shelter, nesting) habitat.

ISSUE ANALYSIS: There is a need to protect areas with important biological resources, both within the City and the Sphere of Influence.

3. Parks and Recreation

The City has a variety of recreational facilities presently available for local residents. While there are numerous facilities in the area, some local parks are small or isolated. There are few additional parks planned for the future. As the City grows, there will be additional demands placed on existing facilities.

ISSUE ANALYSIS: There is a need to plan for additional parks and recreational facilities to serve the growing needs of local residents through full utilization of existing facilities within City boundaries and within the surrounding area; additional recreation parklands are necessary to meet the community needs.

4. Water

Water is a scarce and expensive natural resource. The City already makes use of reclaimed water, and this source will be depended on more in the future to "free up" potable water for additional domestic use. The level of additional population growth in the City will be modest, but water may continue to be a limiting factor in long-range planning.

ISSUE ANALYSIS: *The City must work with local water purveyors and landowners to establish high water quality standards, to encourage water conservation, preservation of natural springs, increase the use of reclaimed water and develop additional water resources.*

5. Energy

While water is the current resource shortage, there have also been short-term energy (fossil fuel) shortages. In times of increasing population, consumption, and environmental awareness, the efficient use of energy will continue to be an important aspect of responsible community life. There are many educational, governmental, and private institutions nearby that are on the cutting edge of energy technology. The City should avail itself of environmentally safe methods of resource conservation and encourage testing of new technologies.

ISSUE ANALYSIS: *The City should encourage energy conservation and innovation in energy systems.*

6. Solid Waste

While the disposal of solid waste is a significant problem, recent legislation has several immediate and specific implications for Diamond Bar. Cities are now required to reduce their production of solid waste and implement recycling programs, as well as arrange for the disposal of hazardous household materials.

ISSUE ANALYSIS: *The City should outline an integrated waste management strategy and identify programs that will assist the City in minimizing the environmental impacts of landfill disposal of solid wastes as mandated by State law.*

7. Agriculture

Although Diamond Bar began as an agricultural community, it has become a residential suburban community. Cattle grazing is the only agricultural activity that remains as a reminder of this heritage and should be left as such.

ISSUE ANALYSIS: *The City needs to develop a policy dealing with the preservation of agricultural land to the greatest extent possible.*

8. Mineral Resources

There are no significant, concentrated mineral resources in Diamond Bar, with the possible exceptions of oil and hydrocarbons.

ISSUE ANALYSIS: *There is no identified issue at this time.*

D. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

"IT IS THE OVERALL GOAL OF THE RESOURCE MANAGEMENT ELEMENT TO PROVIDE AND MAINTAIN ADEQUATE OPEN SPACES IN THE CITY TO SERVE THE DIVERSE RECREATIONAL NEEDS OF ITS RESIDENTS, WHILE FOSTERING THE WISE USE OF LIMITED NATURAL RESOURCES."

GOAL 1	"Consistent with the Vision Statement, create and maintain an open space system which will preserve scenic beauty, protect important biological resources, provide open space for outdoor recreation and the enjoyment of nature, conserve natural resources, and protect public health and safety."
---------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 1.1 Preserve significant visual features which are within, or are visible from the City of Diamond Bar, with an emphasis on the preservation of remaining natural hillside areas.

Strategies:

- 1.1.1 Develop regulations for the protection of ridgelines, slope areas, canyons, and hilltops. Require contour or landform grading, clustering of development, or other means to minimize visual and environmental impacts to ridgelines or prominent slopes.
- 1.1.2 Require that all excess excavated and waste materials be properly removed and disposed of, or otherwise placed so as to become an integral part of the site development.
- 1.1.3 Require that dwelling units and structures within hillside areas be sited in such a manner as to utilize ridgelines and landscape plant materials as a backdrop for the structures and the structures themselves to provide maximum concealment of cut slopes.
- 1.1.4 Preserve to the maximum extent feasible existing vegetation within undeveloped hillside areas.
- 1.1.5 When deemed necessary by the City, require that significant vegetation be preserved or transplanted as determined by a qualified biota report approved by the City.
- 1.1.6 Pursue the preservation of areas within Diamond Bar and its Sphere of Influence, of outstanding scenic, historic, and cultural value.
- 1.1.7 To the greatest extent possible, require that dwelling units, structures and landscaping be sited in a manner which:
 - Protects views for existing development
 - Retains opportunities for views from dwellings

- Preserves or enhances vistas, particularly those seen from public places
 - Preserves mature trees, natural hydrology, native plant materials, and areas of visual interest
 - Permits removal of vegetation as part of a City or Fire District approved fuel modification program
- 1.1.8 Utilize grading permit procedures to ensure that site designs for development proposals for hillside areas conform to the natural terrain, and consider the visual aspects.
- 1.1.9 Work with the appropriate jurisdictions to protect prominent ridges, slopes, and hilltops in and adjacent to the City and its Sphere of Influence, such as SEA 15, Tonner Canyon, the hills in the City of Industry, west of the 57 Freeway at Grand Avenue, the hills within the County of Los Angeles (Rowland Heights), west of the 57 Freeway, south of Brea Canyon Cutoff Road, the portion of Tonner Canyon within the Chino Hills Specific Plan, and the portion of Tonner Canyon within the City of Brea (Orange County).
- 1.1.10 Enact provisions and techniques that enhance groundwater recharge and local water recovery.
- 1.1.11 Prepare a tree preservation ordinance that requires preservation of native trees, such as the oak and walnut. In addition, the ordinance should emphasize retention of mature sycamore, pepper, arroyo willow and significant trees of cultural or historical value. The ordinance should provide a replacement and relocation mechanism for trees when their removal is necessary.
- 1.1.12 New development should include the preservation of significant trees of cultural or historical value.
- 1.1.13 Develop a plan to provide a mechanism for, and to pursue the preservation of designated open space.

Objective 1.2 Maintain, protect, and preserve biologically significant areas, including SEA 15, riparian areas, oak and walnut woodlands, and other areas of natural significance, providing only such recreational and cultural opportunities as can be developed in a manner sensitive to the environment.

Strategies:

- 1.2.1 Recognizing the significance of SEA 15 ecological resources, support further definition of the extent and intensity of such resources to provide needed additional information for the purpose and intent of preservation of this area.
- 1.2.2 Ensure that all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats avoid significant impacts to such areas. Require that new development proposed in such locations be designed to:
- Minimize or eliminate impacts on environmentally sensitive areas
 - Protect the visual seclusion of forage areas from road intrusion by providing vegetative buffering

- Provide wildlife movement linkages to water, food, shelter and nesting
- Provide vegetation that can be used by wildlife for cover along roadsides
- Avoid intrusion of night lighting into identified areas through properly designed lighting systems
- Allow wildlife and migration access by use of tunnels or other practical means
- Replace fresh drinking water for wildlife when natural water areas are removed or blocked
- To the greatest extent possible, prevent street water runoff from flowing into natural or blueline streams

- 1.2.3 In conjunction with local schools, environmental groups and volunteers, the City may participate in environmental education programs.
- 1.2.4 Take an active role in pursuing the preservation of environmentally sensitive canyon areas in their natural state.
- 1.2.5 To the greatest extent possible, provide for preservation of flora and fauna.

Objective 1.3 Maintain a system of recreation facilities and open space preservation which meet the active and passive recreational needs of Diamond Bar residents of all ages.

Strategies:

- 1.3.1 As quickly as possible, complete a Recreational Needs Analysis to determine the present and future recreation and park needs and update this analysis at intervals of not more than 5 years.
- 1.3.2 As quickly as possible, complete and adopt a comprehensive Master Plan of Parks which analyzes present and future recreation, park and open space preservation needs.
- 1.3.3 Through the Master Plan of Parks, strive to provide neighborhood and community park facilities, such that a rate of 5.0 acres per 1000 residents is ultimately achieved.
- 1.3.4 Maintain an inventory of open lands which were set aside for open space uses as part of previous development approvals through the County, and require verification as to the existence of any potential open space restrictions previously approved on the subject property, prior to accepting development proposals.
- 1.3.5 Recreational Open Space shall be preserved as recreational open space unless and until said recreational open spaces are replaced with equivalent open space

properties and facilities.

- 1.3.6 Pursue the development of a system of greenbelts within the community.
- 1.3.7 Develop recreation facilities emphasizing active and passive recreation areas. The development of a community center, the acquisition of traditional neighborhood parkland including community athletic fields should be pursued.
 - Improve and enhance existing recreation areas
 - Pursue joint public/private development of recreation facilities
 - Develop and maintain a comprehensive inventory of recreation facilities and update the facilities to ensure that the City's needs are being met
 - Actively pursue land acquisition for parks
 - Pursue acquisition of various hillside areas for natural parks
 - Initiate a program of identifying environmentally significant areas in the City and the Sphere of Influence, and analyze the possibility of protecting any unique or significant environmental features of such areas
 - Pursue protection of environmentally significant areas
 - Pursue development of an integrated trails system within the community
- 1.3.8 Work with property owners and neighboring jurisdictions to plan and locate an untreated potable water reservoir in the upper Tonner Canyon/Tres Hermanos Ranch area. Planning should encourage and emphasize recreational uses and facilities that could be developed on lands surrounding the reservoir.

GOAL 2

"Consistent with the Vision Statement, identify limits on the resources needed to support existing and future uses within the City of Diamond Bar and its Sphere of Influence, and ensure that resources are used wisely."

Objective 2.1 Minimize the consumption of water through a combination of water conservation and use of reclaimed water.

Strategies:

- 2.1.1 Coordinate with the local water agencies to encourage and expand the use of reclaimed water, stored rainwater, or household gray water for irrigation.
 - (a) In cooperation with adjacent communities and area water purveyors,

encourage the use of reclaimed water; consider construction of dual water systems, where feasible, for development.

- (b) Work with the local water agencies and schools to promote public education regarding conservation and advantages for reuse of water.
 - (c) Where feasible, direct storm waters collected in streets and drainage systems to settling basins or small lakes within parks or open space areas, as long as it benefits and does not adversely disrupt local plants or wildlife.
- 2.1.2 Prepare ordinances that allow for the implementation of feasible water conservation technologies into new developments such as, but not limited to, self-closing valves, installation of hot water lines, or other technology.
- 2.1.3 Consistent with State law, encourage the use of primarily drought-tolerant plants, efficient design in landscape application, and the use of reclaimed water systems.
- (a) As part of the City development review of landscaping plans, discourage installation of large areas of lawn or turf, or limit installations to areas that require the use of grass, where feasible.
 - (b) Where domestic water supplies are used in the irrigation of turf areas, encourage the use of drought tolerant vegetation.
 - (c) To the extent possible, encourage the preservation of existing native trees and shrubs, as established plants are often adapted to low water consumption.
 - (d) Require residential builders to provide information to prospective buyers of new homes within the City of Diamond Bar regarding drought-tolerant planting concepts.
 - (e) Require non-residential builders to provide information to prospective buyers or tenants within the City of Diamond Bar regarding drought-tolerant planting concepts.
 - (f) Where possible, require the extensive use of mulch in landscape areas to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
- 2.1.4 Require irrigation efficiency within the City. Encourage and upgrade irrigation systems to the most efficient system available.
- 2.1.5 Establish the City as a leader in the implementation of water conservation measures through expeditious implementation of the measures outlined above.

Objective 2.2 Encourage efficient use of energy by minimizing the consumption of energy resources to the minimal amount needed to support existing and planned land uses, through a combination of efficient land use patterns and passive and active energy conservation systems.

Strategies:

- 2.2.1 As a general principle, replace total dependence on nonrenewable, imported energy resources with a greater reliance on locally available renewable resources to a degree which is feasible and in accord with current technology.
- 2.2.2 In conjunction with review of development applications, encourage the incorporation of the following:
- Provide for clusters of buildings with protected indoor or plaza/open areas within multiple family residential, commercial, and office project to promote protection from the wind and sun
 - Orient the maximum amount of glass possible toward the south, the side with the greatest amount of solar collection (heat gain potential), in combination with other measures for shading to mitigate against summer heat
 - Use appropriate building shapes and locations in order to promote maximum feasible solar access of individual units
 - Design individual buildings to maximize natural internal lighting through interior court wells, interior court areas, skylights, clerestory windows, and energy efficient building shapes
 - Use canopies and overhangs to provide shade to windows during summer months, while allowing for reflection of direct sunlight through the windows during winter months (care should be taken to assure that overhangs and canopies do not prevent sufficient light for daytime purposes).
 - Incorporate the use of drought tolerant deciduous trees in landscaping plans, especially near buildings and around expanses of paved areas
 - Incorporate drought tolerant deciduous vines, trellises, and canopies to shade south and westward facing walls, to cool them in summer months
 - Locate trees and hedges planted close to buildings so as to channel beneficial cooling breezes through openings
- 2.2.3 Where possible, minimize reflective surfaces (i.e. parking lots) on the north and east side of buildings; alternatively, where parking areas must be located to the south or west of buildings, provide additional landscaping to reduce heat gain.
- 2.2.4 Investigate the feasibility of adopting an Energy Ordinance that will incorporate retrofit provisions for the installation of energy conservation measures on existing structures, solar pool and hot tub provisions that will discourage natural gas heaters as the primary energy source.
- 2.2.5 Implement, through the subdivision ordinance or through other appropriate mechanisms, the Solar Rights Act of 1978 which addresses structural orientation

for solar access, and includes such concepts as solar easements, functional landscaping, street layout, and architectural designs that reduce energy costs.

- 2.2.6 Encourage, through the use of financial incentives, solar energy systems for the heating of swimming pools.
- 2.2.7 Take full advantage of the CEQA process as a tool for evaluating energy use and potential energy impacts, and for implementing appropriate energy conservation measures.
- 2.2.8 Require the inclusion, where feasible, of provisions for energy efficient modes of transportation and fixed facilities which establish public mass transit, bicycle, equestrian, and pedestrian modes as desirable alternatives.
- 2.2.9 Work with appropriate Federal, State and private utility agencies to identify and facilitate appropriate legislation for utility rate revisions that would provide incentives for the conservation of energy by the shifting of energy usage to non-peak hours.
- 2.2.10 Increase public awareness of energy conservation technology and practices by the dissemination of information that describes energy conservation practices for community members. This will encourage ongoing communication and the generation of ideas, plans, and programs for the future development of Diamond Bar as an energy efficient City.

Objective 2.3 Reduce overall local energy consumption by promoting efficient land use patterns which reduce the amount of vehicular travel.

Strategies:

- 2.3.1 Land uses in the City will be planned to reduce vehicle miles traveled between compatible and related uses, such as home-shopping, home-office, home-school, etc.
 - (a) This will apply to mixed-use Planned Developments in particular when planning and reviewing new land uses.
- 2.3.2 Design and implement a Citywide system of bikeways and pedestrian trails as non-polluting circulation alternatives.

Objective 2.4 Cooperate with and encourage local education, governmental, and private organizations in the development and use of new energy technologies that are deemed environmentally safe.

Strategies:

- 2.4.1 Maintain open communication with other local, regional, State or Federal agencies regarding the evaluation of current energy problems and state-of-the-art technologies and practices.
- 2.4.2 Emphasize fuel efficiency and the use of alternative fuels in the acquisition and

use of City-owned vehicles and fleet vehicles of City franchisees; support programs which would serve to enhance or encourage the use of public transit systems.

- (a) Cooperate with the South Coast Air Quality Management Agency in the development and local testing of new alternative fuels or other energy programs.

2.4.3 Participate with local organizations on research and/or the development of alternate energy sources, including cogeneration, photovoltaic, biomass, waste to energy, wind, etc.

2.4.4 Investigate the potential for adding provisions in the Development Code to require industrial and/or commercial projects to be sited to facilitate photovoltaic and/or cogeneration units.

Objective 2.5 Minimize the environmental impacts of landfill disposal of solid wastes through an aggressive public education and information campaign designed to promote a comprehensive program of source reduction, recycling, composting, and household hazardous waste reduction activities.

Strategies:

2.5.1 Continue to implement the Source Reduction and Recycling Element adopted according to the guidelines established by State law and the California Integrated Waste Management Board.

2.5.2 Develop and implement a Household Hazardous Waste Element according to the guidelines of the California Integrated Waste Management Board. Incorporate this element into the Resource Management Element of the General Plan.

2.5.3 Reduce wasteful packaging of products sold in the City through educational and technical assistance which emphasizes the reduction of non-recyclable products, replacement of disposable materials with reusable materials, and the purchase of repairable products.

2.5.4 Implement a mandatory Citywide recycling program including residential curbside collection and voluntary on-site programs serving multi-family, commercial and industrial generators.

2.5.5 Educate residential, commercial and industrial generators about source reduction and recycling programs and encourage their participation by developing a promotional campaign which informs them about diversion programs, identifies opportunities for participation in such programs, and provides motivational incentives to increase participation.

2.5.6 Require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.

2.5.7 Promote the reduction of the amount of yard waste generated by public and private residences through ongoing promotion of greenwaste by on-site

composting of leaves and other organic materials in a manner that is safe and clean.

- 2.5.8 Designate City held open space and public facilities as "green zones" and conduct an aggressive pursuit of existing and potential City uses for compost produced from locally generated yard waste such as park and median sites.
- 2.5.9 Increase public understanding of methods to reuse materials in their everyday lives. Encourage the provision of educational materials on the environmental damage of disposable products and materials.
- 2.5.10 Reduce the disposal of household hazardous wastes in landfills through continued cooperation with the County Sanitation Districts and the Los Angeles County Department of Public Works on implementation of a Countywide household hazardous waste management program.

Objective 2.6 Pursuant to Government Code 65302 (d) and (e), the Conservation Element and the Open Space Element will be prepared.

Strategies:

- 2.6.1 The Resource Management Plan will be developed in coordination with any Countywide water agency plans in conjunction with County, District or City agencies. This Resource Management Plan will cover:
 - Reclamation of land and water
 - Prevention control of pollution in stream and other waters
 - Regulation of the use of land in stream channels
 - Protection of watersheds
 - Flood control
- 2.6.2 An Open Space Plan will be prepared to identify areas which will comply with Government Code Section 65560 that encompasses the four principal categories: Natural resources; managed production of resources; outdoor recreation; and public health and safety.
 - Identify open space land necessary to guarantee the availability of land for preservation of plant and animal life, production of food, scenic beauty, outdoor recreation and natural resources
 - Discourage premature and unnecessary conversion of open space land to urban uses
 - Assure that the interests of all people are met in an orderly growth and development of resources for the promotion of the general welfare and protection of the public interest in open space land

PUBLIC HEALTH and SAFETY ELEMENT



GENERAL PLAN

TABLE OF CONTENTS

	PAGE
A. Introduction	IV-1
B. Existing Conditions	IV-2
C. Public Health and Safety Issues	IV-6
D. Public Health and Safety Goals, Objectives, and Strategies	IV-9

LIST OF FIGURES

FIGURE		PAGE
IV-1	Local Geologic and Seismic Hazards	IV-3
IV-2	Areas Subject to Flooding	IV-4
IV-3	Existing Noise Contours	IV-16
IV-4	Projected Noise Contours	IV-17

LIST OF TABLES

TABLE		PAGE
IV-1	Noise Standards	IV-15

IV. PUBLIC HEALTH AND SAFETY ELEMENT

A. INTRODUCTION

The Public Health and Safety Element contains provisions that relate to the protection of life, health, and property from natural hazards and man-made hazards. It is designed to identify areas where public and private decisions on land use need to be sensitive to hazardous conditions caused by slope instability, seismic activity, flood, fire, and wind.

State planning law requires cities and counties to identify hazardous conditions and to prepare and implement policies to assure public health and safety. Section 65302(g) of the Government Code describes these requirements (Safety Element) in the following terms:

"A safety element is for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

In addition, adoption of a Noise Element has been a requirement of local General Plans since 1971. Section 65302(h) of the California Government Code requires:

"A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels..."

The Public Health and Safety Element provides the goals and strategies necessary to protect Diamond Bar residents from the hazards associated with natural and man-made environments. The purpose of these goals and strategies in this section is to incorporate safety considerations into the City's planning and decision making process to reduce identifiable risks.

The City of Diamond Bar and its citizens must decide the degree of risk that is acceptable for various natural and man-made hazards. Risks identified in existing development may be lowered to an acceptable level by physical alteration, relocation or demolition, or a change in the use altogether. For new development, the emphasis is to regulate construction so as to minimize identifiable risks to the extent possible.

The Public Health and Safety Element addresses the following issues:

- Geology and Seismicity
- Flooding
- Fire Protection Services

- Crime and Protection Services
- Emergency Services and Facilities
- Hazardous Materials
- Air Quality
- Noise

B. EXISTING CONDITIONS

The following summarizes information presented in the City of Diamond Bar Master Environmental Assessment.

1. Geology and Seismicity

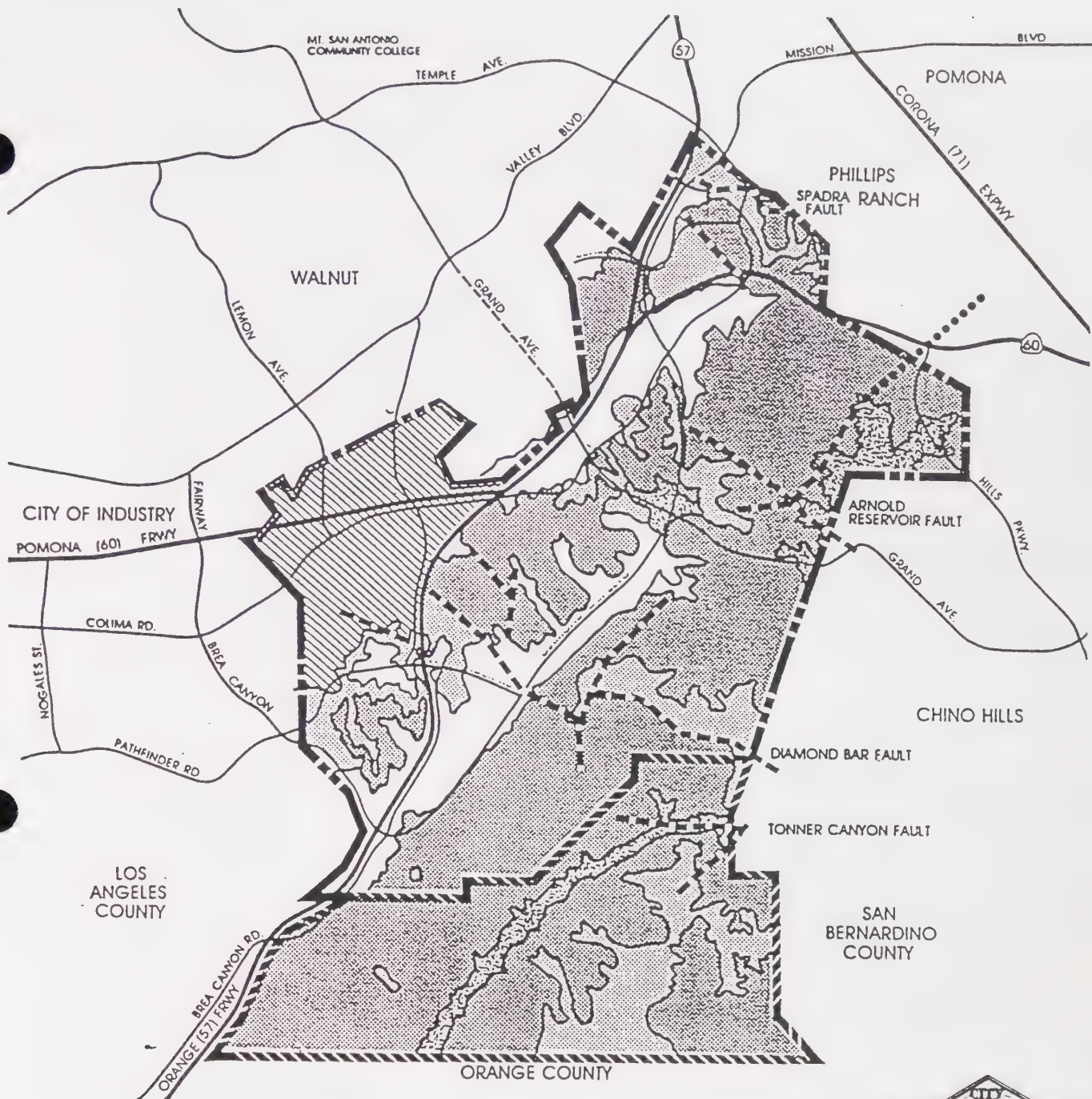
Diamond Bar is located in a dynamic geological region, which is underlain by several thousand feet of sediments which were laid down over the last 25 million years. Bedrock materials are not well consolidated and consist of various sandstones, shales, and siltstones of the Puente formation, which is represented by three major components or members: La Vida; Soquel; and Yorba. Stream-carried (alluvial) materials are present in natural canyons while man-made fill is found in previously developed areas. Local soils are mainly derived from weathering of the bedrock units.

There are existing historical and potential unstable hillside areas in Diamond Bar.

Diamond Bar is also located in a part of Southern California which is a highly seismically active region and where there are a number of major active faults. A discussion and map of regional geological hazards are contained in the Master Environmental Assessment. The San Andreas Fault Zone, located 26 miles northeast of the City, is considered to have the greatest potential to cause regional damage. However, the Los Angeles County Engineer has estimated that four potentially active local faults (Whittier, San Jose, Sierra Madre, and San Gabriel) have a higher potential for causing local damage. Several major faults are located adjacent to the City. The Whittier Fault Zone passes just south of the City's Sphere of Influence, while the Chino Fault passes within a mile of the City's eastern boundary. In addition, there are three small inactive local faults within Diamond Bar: The Arnold Reservoir Fault, near Grand Avenue in the northeast portion of the City; the Spadra Fault, located in the far northern portion of the City; and the Diamond Bar Fault, located in the south-central portion of the City. A small inactive fault, the Tonner Canyon Fault is located in the City's Sphere of Influence. Figure IV-1 identifies known faults and other local geologic hazards.

2. Flooding

Runoff in the City is accommodated by three major natural drainages: San Jose Creek to the west; Diamond Bar Creek to the southwest, and Brea Canyon Creek to the southwest. The only area of the City with flooding problems, as identified by the Federal Emergency Management Agency Flood Insurance Program, is along the Reed Canyon Channel at Brea Canyon Road and Lycoming Street. However, the lands within the City of Industry adjacent to Diamond Bar, generally located west of the 57 Freeway from Temple Avenue to Lemon Avenue, also have potential flooding problems. While most of the backbone drainage system has already been installed by the County of Los Angeles, there are still a few links and improvements that have not been constructed. The City presently lacks a master plan



0 2000' 4000' 8000'

Scale in Feet



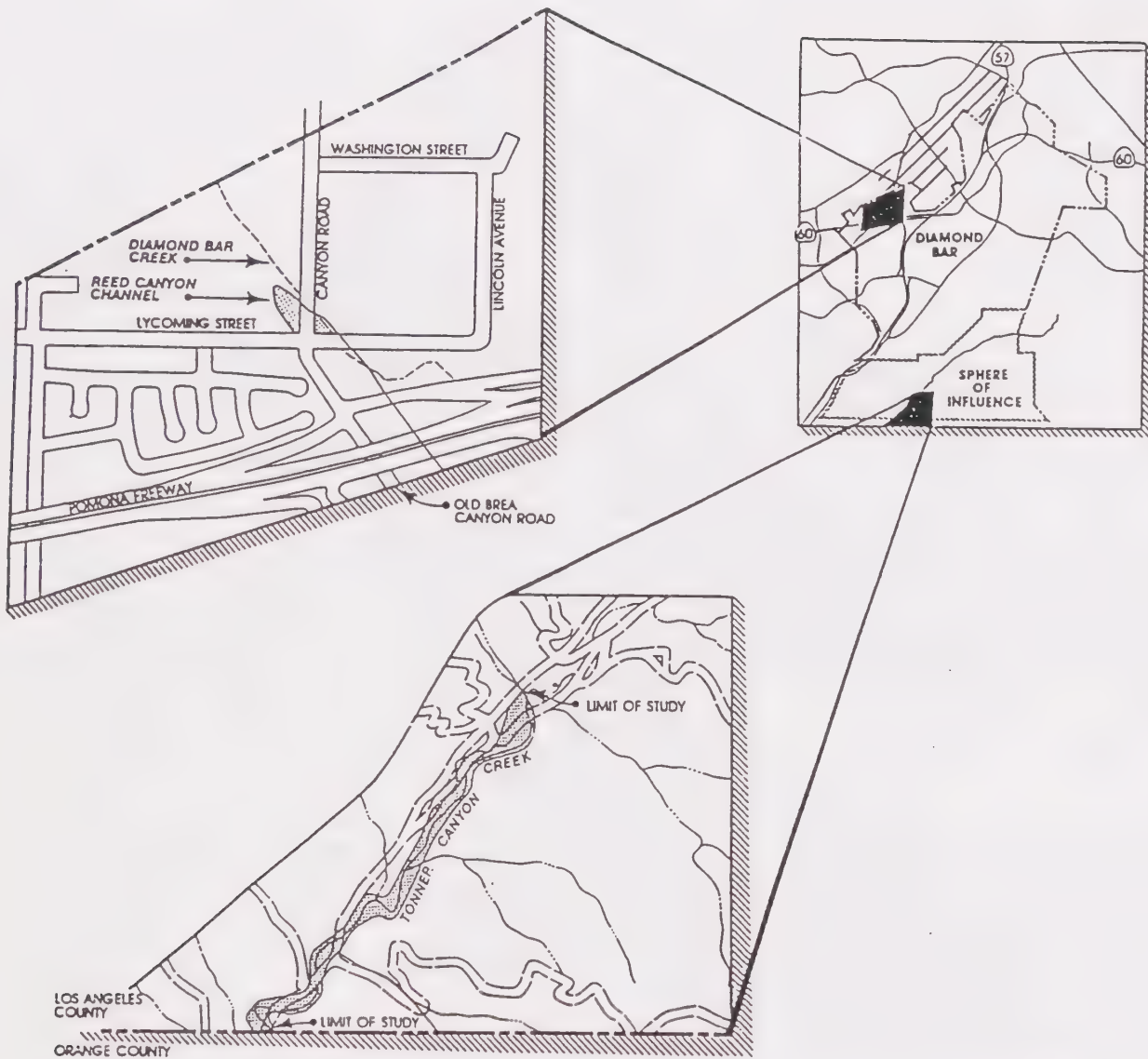
- Moderate or Greater Slope Stability
- Moderately Low Slope Stability
- Very Low Slope Stability
- Fault Trace (Dotted where inferred)
- Potential Liquefaction Zone
- No Current Data Available for This Area

Source: Geologic-Seismic study for the Diamond Bar General Plan, Department of the Los Angeles County Engineer, 1980; and Diamond Bar Community General Plan EIR, Los Angeles County Department of Regional Planning, 1986.




GENERAL PLAN

*Figure IV-1
Local Geologic and
Seismic Hazards*




No Scale ↑
NORTH


FLOOD ZONE A

 Areas of 100-year flood; base flood elevations and flood hazard factors not determined.

FLOOD ZONE AO

 Areas of 100-year shallow flooding where depths are between one and three feet; average depths of inundation are shown, but no flood hazard factors are determined.

FLOOD ZONE D

 Areas of undetermined, but possible flood hazards.

Source: Flood Insurance Rate Map (FIRM), Los Angeles County, Panel 980 of 1275, Federal Emergency Management Agency (FEMA), 1980.



GENERAL PLAN

Figure IV-2
Areas of
Potential Flooding

of drainage. The Sphere of Influence is drained by Tonner Canyon Creek. This area presently has no major flood control improvements and flooding can occur along the entire length of this natural stream channel. Figure IV-2 indicates areas where flooding poses potential problems.

3. Fire Protection Services

Diamond Bar faces a significant potential threat from wildland fires for the following reasons: It is adjacent to large undisturbed natural areas to the east and south; it has many undeveloped hillsides and canyons covered with native vegetation; many older homes have wood shingle or shake roofs; the state-wide drought has killed, damaged or dried out much of the otherwise healthy natural, as well as introduced, vegetation, and the area periodically experiences strong dry "Santa Ana" winds when other fire conditions are high. Despite these conditions, the Insurance Service Organization (ISO) gives the developed portions of the City a rating of 3, which is considered good for urbanized areas. The Sphere of Influence area adjacent to Tonner Canyon does not presently have (or need) these same levels of protection.

Fire protection services for the area are presently provided by the Los Angeles County Consolidated Fire Protection District, which maintains three stations in or adjacent to the City. County stations 119, 120, and 121 are fully equipped and staffed. Analysis of available service level data indicates that the City will probably not need an additional fire station, although any significant development in the Sphere of Influence area might require additional protection.

4. Crime and Protection Services

The level of major crime in Diamond Bar is presently half of that experienced in communities of comparable size. The types of local crimes are typical of suburban communities in the Los Angeles region, including vandalism, traffic accidents, and theft. Protection services are provided under contract to the City by the Los Angeles County Sheriff's Department out of the Walnut-San Dimas Regional Station. The City is presently served by 29 deputies and 18 patrol vehicles. The County maintains an average emergency response time of 4.5 minutes within the City. Diamond Bar will need additional protective services as it grows, although it may not need additional facilities within the City limits. The Firestone Boy Scout Ranch within the Sphere of Influence presently has private security.

5. Emergency Services and Facilities

The Diamond Bar area is served by a number of hospitals and related medical facilities within Los Angeles, San Bernardino, and Orange counties. Although there is no major treatment facility within Diamond Bar, there are seventeen hospitals or major treatment centers within a 15 mile radius. The Los Angeles County Consolidated Fire Protection District maintains paramedic service at station 119 just west of the City, as well as at stations 61 and 118 in nearby Walnut. The county also contracts with several local companies for ambulance service, and can also provide airborne evacuation. The region could also face major emergencies or disasters, such as earthquakes, hazardous material spills, train accidents, high winds, etc. The City has recently developed a response plan for major emergencies. Minimum road widths and clearances around structures as related to emergency access and fire prevention are specified in City Code. Emergency evacuation routes are identified in the City's Multi-Hazard Functional Plan, with the SR57 and SR60 Freeways identified as the major routes and major surface streets as additional routes.

6. Hazardous Materials

Hazardous materials presently create a potential threat to the City. The primary threat facing the City would come from a major traffic or train accident involving spillage of hazardous or toxic materials. There are industrial or other businesses within the City or in the nearby City of Industry that treat, handle, or store hazardous materials. As the area continues to grow, the likelihood of an accident or the potential for illegal dumping increases. The Los Angeles County consolidated Fire Protection District maintains "Hazmat" Response Teams to handle emergencies involving these materials, but the City must deal with the local implications of hazardous wastes. As per State law, the City has developed a "Household Hazardous Waste Element".

7. Air Quality

The entire south coast air basin, within which Diamond Bar is located, suffers from some of the worst air quality in the nation. Pollutants are not only generated locally within the east San Gabriel Valley, but are also transported downwind from the Los Angeles basin. The primary pollutants of concern are ozone (oxidants) and nitrogen dioxide, which are mostly generated by vehicular exhaust. The number of first stage smog alerts has decreased dramatically from the early part of the decade. However, local ozone levels have still exceeded state standards on over 100 days during each of the past three years. Local topography, climate, wind, and air movement patterns tend to concentrate air pollutants along the freeway corridors and especially in the Diamond Bar area. Several local intersections, including Grand Avenue/Diamond Bar Boulevard and Grand Avenue/Golden Springs Drive, experience significantly elevated levels of air pollutants during peak driving hours.

8. Noise

The City of Diamond Bar is relatively quiet except for noise corridors created by traffic on major roadways and freeways. Noise is typically measured in decibels on the A-weighted scale db(A) which most closely resembles the range of human hearing. Community noise levels are often measured on the Community Noise Equivalent Level (CNEL) scale. Noise levels have been estimated along major roadways within Diamond Bar based on traffic volumes and the physical configuration of streets. The combined 57/60 Freeway corridor generates the most noise, producing a 65 CNEL contour onto adjacent land uses approximately 1,379 feet wide. The 57 Freeway by itself, north of the 60 Freeway, has a much smaller 65 CNEL corridor of only 759 feet. However, the 60 Freeway alone, both east and west of the 57 Freeway, generates a 65 CNEL noise corridor 1,015 feet wide. These figures mean that daily outdoor noise levels in areas adjacent or proximate to the local freeways reach or exceed acceptable planning noise standards.

In addition to noise produced by the freeways there are several local roadways generating 65 CNEL levels beyond the right-of-way. These include sections of Brea Canyon Road north of the 60 Freeway, Golden Springs Drive east of Lemon Avenue and west of Prospectors Road, Diamond Bar Boulevard north of Golden Springs Drive, Grand Avenue west of Golden Springs Drive, Pathfinder Road east of the 57 Freeway, and Sunset Crossing Road west of the 57 Freeway.

Finally, the Union Pacific Railroad line along the westerly boundary of the City is a major contributor of local noise as are infrequent urban sources such as dogs barking and aircraft overflights.

C. PUBLIC HEALTH AND SAFETY ISSUES

1. Geology and Seismicity

Because of the high seismic and diverse geological conditions, there are moderate to high geological

constraints for development in Diamond Bar, especially in hillside areas.

ISSUE ANALYSIS: The City needs policies to protect existing and future residents from local geologic and seismic-related hazards.

2. Flooding

There are no major identified threats from flooding within the City. However, there is no schedule at present for the remaining improvements needed to complete the local drainage and flood control network. In addition, the existing planned improvements are based on County plans for the area, and may not reflect current projects or timing on the development of open land.

ISSUE ANALYSIS: The City needs policies to minimize the threat to its citizens from flooding, and establish a schedule of improvements based on an updated master plan of drainage. As part of these policies, specific standards for protection from various size storms (10-, 25-, 50-, 100-, and 500-year) are needed.

3. Fire Protection Services

A major fire represents a significant potential threat to local residents. In addition to the loss of structures and life, a major fire could destroy valuable biological resources within the City or its Sphere of Influence. As development continues in the interface between natural and developed areas, the threat of fire also increases. The Los Angeles County Consolidated Fire Protection District currently provides adequate service to the residents of Diamond Bar in terms of protection from the threat of fire. However, the City may wish to pursue other administrative arrangements for financial or other reasons. As the City grows, it may be necessary to provide additional equipment, personnel, or stations to continue adequate service levels.

ISSUE ANALYSIS: The City needs policies emphasizing the importance of fire prevention, protection, and public safety.

4. Crime and Protection Services

Although crime rates in the City are presently low, the threat of gang or other criminal activity creeping into the community from neighboring urban areas could become a major issue. The City should take appropriate action now to reduce and/or avoid the increase in local crime, such as urban design concepts which help protect property and residents. The Los Angeles County Sheriff's Department presently provides an adequate level of service to the community, as evidenced by the currently low crime rate.

As the City's population increases, there will be an increased need for protective services. Additional services may also be needed as urban crime may continue to spread to suburban areas. To combat this, local community and neighborhood involvement will be needed to help prevent or observe and report various criminal activities. Any significant development in the Sphere of Influence would also require additional protective services.

ISSUE ANALYSIS: The City needs policies to emphasize the importance of careful design and community action to minimize criminal activity.

5. Emergency Services and Facilities

At present, there appears to be an adequate number and variety of medical facilities and programs available to City residents. However, as a new City, Diamond Bar must assess its own desires regarding the convenience of medical services and determine if or how it will encourage certain medical uses into the City. Paramedic and ambulance services likewise appear to be adequate, although additional services may be needed as the community grows. Development in the Sphere of Influence may require additional medical or other emergency facilities. The provision of daily emergency services must also be coordinated with a local plan for responding to regional disasters.

ISSUE ANALYSIS: *The City needs to decide if any additional medical facilities are needed, and if so, where and how should they be located to best serve local residents. The City needs to implement the disaster preparedness plan to respond to regional or local emergencies.*

6. Hazardous Materials

Hazardous wastes will continue to be an important community concern. The potential for accidents involving hazardous materials is of concern to local residents.

ISSUE ANALYSIS: *The City should develop policies to clearly identify potential sources of hazardous materials and how accidents or emergencies involving such materials will be handled.*

7. Air Quality

Air quality is still considered a major detractor to the quality of life in Diamond Bar, even though the vast majority of it is generated elsewhere. While the City has little control over regional pollutants, it can take a proactive position on this issue by stating its intent to minimize the generation of local air pollution. It can also take advantage of the location of the South Coast Air Quality Management District (SCAQMD) office in Diamond Bar to offer itself as a "testing laboratory" for programs to reduce air pollution, where such programs could be safely undertaken, thus establishing Diamond Bar as a model City for innovation in Southern California.

ISSUE ANALYSIS: *The City should work cooperatively with local agencies to develop innovative policies for reducing regional air pollution, in addition to implementing the current programs of the South Coast Air Quality Management Plan.*

8. Noise

Noise is presently a problem for local residents along freeways and major roadways, generally only during peak hours. However, noise problems will increase as traffic and population increase, especially where development is built in areas that previously acted as buffers or barriers to local noise. As the population of the City and region increases, there will also be an increase in infrequent urban noise sources. While noise may not be a significant problem compared to other cities, a quiet environment is typically a major factor in rural living, and more than likely contributes to the quality of life perceived in Diamond Bar.

ISSUE ANALYSIS: *Emphasizing its importance on quality of life, the City needs clear policies on how it will keep noise, primarily from major roadways, from impacting existing, as well as future residents.*

Urban Runoff Stormwater Discharge Permits

In recent years, the U.S. Environmental Protection Agency has recognized the potential for groundwater damage to occur as the result of pollutants carried in runoff from urban areas. These pollutants include oil, grease, and heavy metals that generally accumulate in roadways and parking areas, and are the result of motor vehicle use. To resolve the problem, the EPA requires that municipal agencies acquire discharge permits for urban areas similar to the permits issued for wastewater treatment plants. Los Angeles County has received a discharge permit for urban runoff from the EPA. The City of Diamond Bar is a "co-permittee".

ISSUE ANALYSIS: Development within the City of Diamond Bar will need to comply with the provisions of the EPA urban stormwater discharge permit.

D. PUBLIC HEALTH AND SAFETY GOALS, OBJECTIVES, AND STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN TO PROVIDE A SAFE AND HEALTHY ENVIRONMENT FOR THE RESIDENTS OF DIAMOND BAR."

GOAL 1	"Consistent with the Vision Statement, create a secure public environment which minimizes potential loss of life and property damage, as well as social, economic, or environmental disruption resulting from natural and manmade disasters."
---------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 1.1 Minimize the potential for loss of life, physical injury, and property damage from seismic groundshaking and other geologic hazards.

Strategies:

- 1.1.1 Require the new emergency facilities including but not limited to fire stations, paramedic services, police stations, hospitals, ambulance services, and emergency operations centers be designed to withstand and remain in operation following the maximum credible earthquake event.
- 1.1.2 As required by the Uniform Building Code, require site-specific geotechnical investigation be performed to determine appropriate design parameters for construction of public and private facilities in order to minimize the effects of any geologic and seismic hazard on such development.
- 1.1.3 Adopt a grading manual to supplement the City of Diamond Bar Grading Code with detailed information regarding rules, interpretations, standard specifications, procedures, requirements, forms, and other information applicable to control excavation, grading, and earthwork construction and provide guidelines for preparation of geotechnical reports in the City.

Objective 1.2 Minimize the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from the effects of a 100-year storm and associated flooding.

Strategies:

- 1.2.1 Where applicable, as a prerequisite to new development or the intensification

of existing development, ensure that a drainage study has been completed by a qualified engineer, certifying that the proposed development will be adequately protected, and that implementation of the development proposal will not create new downstream flood hazards.

- 1.2.2 In coordination with the Los Angeles County Public Works Department, develop and maintain a master plan of drainage, including an inventory of existing facilities, and present development plans, to adequately assess existing and future flood control needs and improvements within Diamond Bar.
- 1.2.3 Prepare a capital improvement program for flood control improvements needed to complete a master plan of drainage. This schedule will be coordinated with improvement plans by the County and address funding and timing of prioritized improvements.

Objective 1.3 Require that properties in and adjacent to wildland areas are reasonably protected from wildland fire hazards without degrading the viability of natural ecosystems, providing a balance between removal of flammable vegetation, introduction of fire resistant vegetation, and preservation of natural vegetation.

Strategies:

- 1.3.1 Where development is proposed within areas potentially subject to wildland fire hazards, ensure that the Consolidated Fire District has the opportunities to review the proposal in terms of its vulnerability to fire hazard and its potential as a source of fire. Ensure that Fire Department recommendations regarding mitigation of fire hazard risks are addressed.
- 1.3.2 Require new development in areas subject to wildland fire to be adequately protected in a manner which minimizes the destruction of natural vegetation. Prioritize this balance as follows:
 - Protection of existing developed areas and areas currently approved for development
 - Preservation of significant biological resources to the extent feasible

Objective 1.4 Require an adequate distribution of fire stations, equipment, and manpower, and maintain a maximum five minute response time to all urban areas.

Strategies:

- 1.4.1 Work with the Los Angeles County Consolidated Fire District to establish a funding mechanism which would ensure that cost of providing new facilities and equipment, including paramedic services, to support new development is assessed against the developments creating that need.
- 1.4.2 Where appropriate, support increased protection levels from that provided by the minimum fire standards included in the Uniform Building and Fire Codes (UBC and UFC).

Objective 1.5 Minimize the risk and fear of crime through physical planning strategies. Create a high

level of public awareness and support for crime prevention.

Strategies:

- 1.5.1 Refer proposals for new development, where appropriate, and for the intensification of existing development to the Sheriff's Department for review.
- 1.5.2 Promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhood and business areas, and to facilitate increased awareness of potential criminal activities.

Objective 1.6 Promote the provision of adequate medical and emergency services to Diamond Bar residents.

Strategies:

- 1.6.1 Coordinate with appropriate agencies for the provision of evacuation and ambulance services within acceptable service levels and response times.
- 1.6.2 Investigate the need and feasibility of locating a major medical facility within the City of Diamond Bar.

Objective 1.7 Implement effective emergency preparedness and response programs.

Strategies:

- 1.7.1 Coordinate the City's disaster preparedness plans with the State Office of Emergency Management, County, schools, and other neighboring jurisdictions, and participate in the development of a regional system to respond to daily emergencies and major catastrophies.
- 1.7.2 The City's disaster plan shall integrate community resources into municipal emergency management, including a list of local resources such as personnel, equipment, material, specialized medical and other training, and auxiliary communications.
- 1.7.3 Provide areawide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.
- 1.7.4 Disseminate public information regarding actions which residents and businesses should take to minimize damage in a natural disaster, as well as actions which would be taken to facilitate recovery from a natural disaster.

Objective 1.8 Protect life and property from the potential detrimental effects (short and long term) of the transportation, storage, treatment, and disposal of hazardous materials and wastes in the City.

Strategies:

- 1.8.1 Coordinate with the established Los Angeles County program for household hazardous waste collection according to the provision of Section 41500 of the Public Resources Code (see also the solid waste section of the Plan for Resource Management for additional policies).
- 1.8.2 Coordinate emergency response personnel to respond to hazardous materials incidents.
- 1.8.3 Require development to meet the requirements of the County's urban stormwater discharge permit.

Objective 1.9 The City should seek to improve local and regional air quality by encouraging ride-sharing, use of public transit, and other transportation demand management techniques.

Strategies:

- 1.9.1 Promote the provision of non-polluting transportation alternatives such as a Citywide system of bikeways and pedestrian sidewalks.
- 1.9.2 Work with the South Coast Air Quality Management District to establish a program of District review and comment on major proposed development projects within the City.
- 1.9.3 Implement the provisions of the South Coast Air Quality Management Plan; review projects for consistency with the South Coast Air Quality Management Plan.
- 1.9.4 Include trip reduction requirements consistent with SCAQMD Regulation XV and the requirements of the Los Angeles County Congestion Management Plan in the development code with the goal of reducing home-to-work trips by facilitating and participating in the following programs:
 - Incorporate design measures into new development and, where feasible, into existing developments proposed for intensification, including preferential parking areas for car and van pools, employee drop off areas, secure bicycle parking areas, bus turnout areas, etc.
 - Disseminate information to Diamond Bar residents regarding the advantages of, and procedures involved in, ride sharing and public transit
- 1.9.5 Ensure that site designs facilitate rather than discourage pedestrian movement between nearby uses.
- 1.9.6 Require grading plans to include appropriate and feasible measures to minimize fugitive dust.
- 1.9.7 The City will cooperate with the South Coast Air Quality Management District to be a "test facility" or a laboratory for testing new air pollution control programs where such programs can be safely conducted at no expense to the City or its residents.

- 1.9.8 The City will offer to local governmental agencies, education institutions, and businesses the opportunity to test new technologies and/or programs designed to reduce air pollution, either directly or indirectly.

Objective 1.10 Consider noise issues in land use planning and development permit processing to require that noise generated by one use or facility does not adversely affect adjacent uses or facilities.

Strategies:

- 1.10.1 Within identified 65dB CNEL noise contours, require that site-specific noise studies be prepared to verify site-specific noise conditions and to ensure that noise considerations are included in project review.
- 1.10.2 Within identified 65dB CNEL noise corridors, ensure that necessary reduction measures are applied to meet adopted interior and exterior noise standards.
- 1.10.3 New construction, including additions and remodels exceeding 25% of original floor area, shall not be permitted to cause the exterior CNEL level of surrounding residential neighborhoods to exceed those limits stated in Table IV-1, or to significantly, adversely affect the existing CNEL of those neighborhoods.
- 1.10.4 Natural noise barriers, such as hillsides, shall not be modified or removed without evaluating noise impacts to surrounding residential neighborhoods.
- 1.10.5 Through the CEQA process, analyze new projects which might have a significant impact on noise sensitive uses (projects are defined as actions having the potential to unreasonably increase projected CNEL noise levels). Require demonstrated empirical mitigation measures to ensure that adopted noise standards within sensitive land use areas are not exceeded as the result of the proposed project. Mitigation measures shall be verified by field measurements after construction. Prior to occupancy, if the required level of mitigation is not achieved, further corrective action will be required.
- 1.10.6 As part of the Development Code, adopt noise-related development standards.
- 1.10.7 Where possible, encourage reduction of existing noise problems within existing development where adopted noise standards are being reached or exceeded. The City shall demand that the State of California install noise attenuation facilities in all noise sensitive areas impacted by County, State or Federal highways.
- 1.10.8 As part of future General Plan review, or every five years, the noise contour map shall be updated.
- 1.10.9 Apply mitigation measures as needed to noise generators and receptors to ensure that adopted noise standards are met and to protect land uses from excessive noise impacts.

- 1.10.10 Locate land uses to buffer residential uses from noise and activity caused by non-residential uses or streets or highways and site buildings to serve as a noise buffer. Refer to the Land Use section to insure a smooth transition between residential and non-residential uses.
- 1.10.11 Ensure that land uses are located so as to meet the following standards: (see Table IV-1 Noise Standards). If new construction does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.
- 1.10.12 Where new development exceeds the standards outlined within Table IV-1, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.

**Table IV-1
Noise Standards**

Land Use Category	Maximum Exterior Community Noise Equivalent Level (CNEL) or Day-Night Level (Ldn), dB							Maximum Interior CNEL
	55	60	65	70	75	80	85	
Rural, Single-Family, Multiple-Family Residential								40
School Classrooms								40
School Playgrounds								
Libraries								40
Hospitals, Convalescent Facilities Living Areas								45
Hospitals, Convalescent Facilities Sleeping Areas								35
Recreation: Quiet, Passive Areas								40
Recreation: Noisy, Active Areas								
Commercial and Industrial								
Office Areas								45

 **Normally Acceptable**

Specified land use is satisfactory, based on the assumption that any buildings are of normal conventional construction, without any special noise insulation requirements. Outdoor areas are suitable for normal outdoor activities for this land use.

 **Conditionally Acceptable**

New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

 **Normally Unacceptable**

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.

 **Clearly Unacceptable**

New construction or development should generally not be undertaken.

Nature of the noise environment where the CNEL or Ldn level is:

Below 55 dB

Relatively quiet suburban or urban areas, no arterial streets within 1 block, no freeways within 1/4 mile.

55-65 dB

Most somewhat noisy urban areas, near but not directly adjacent to high volumes of traffic.

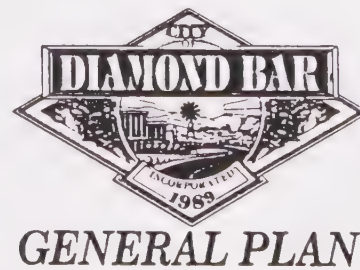
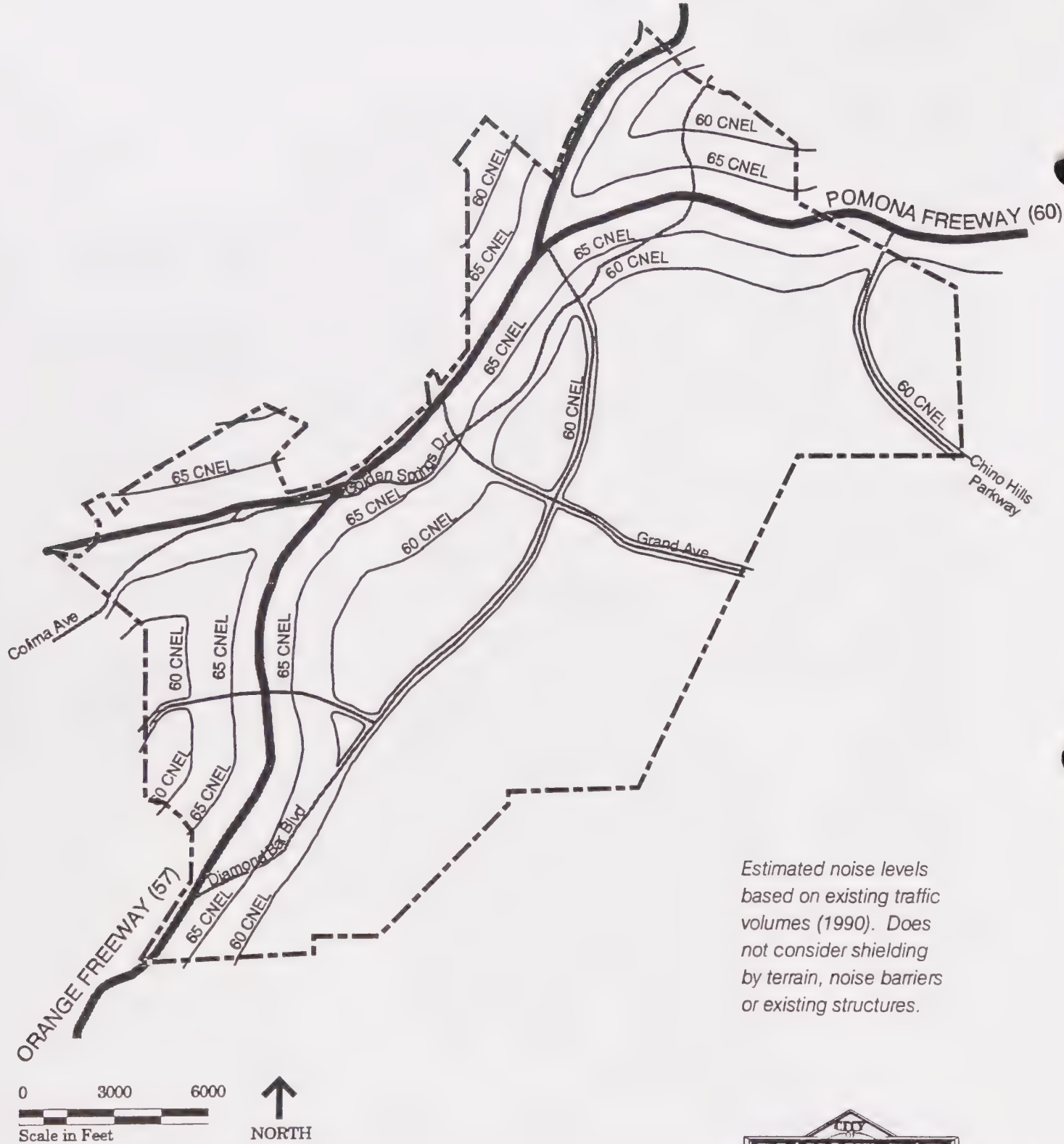
65-75 dB

Very noisy urban areas near arterials, freeways or airports.

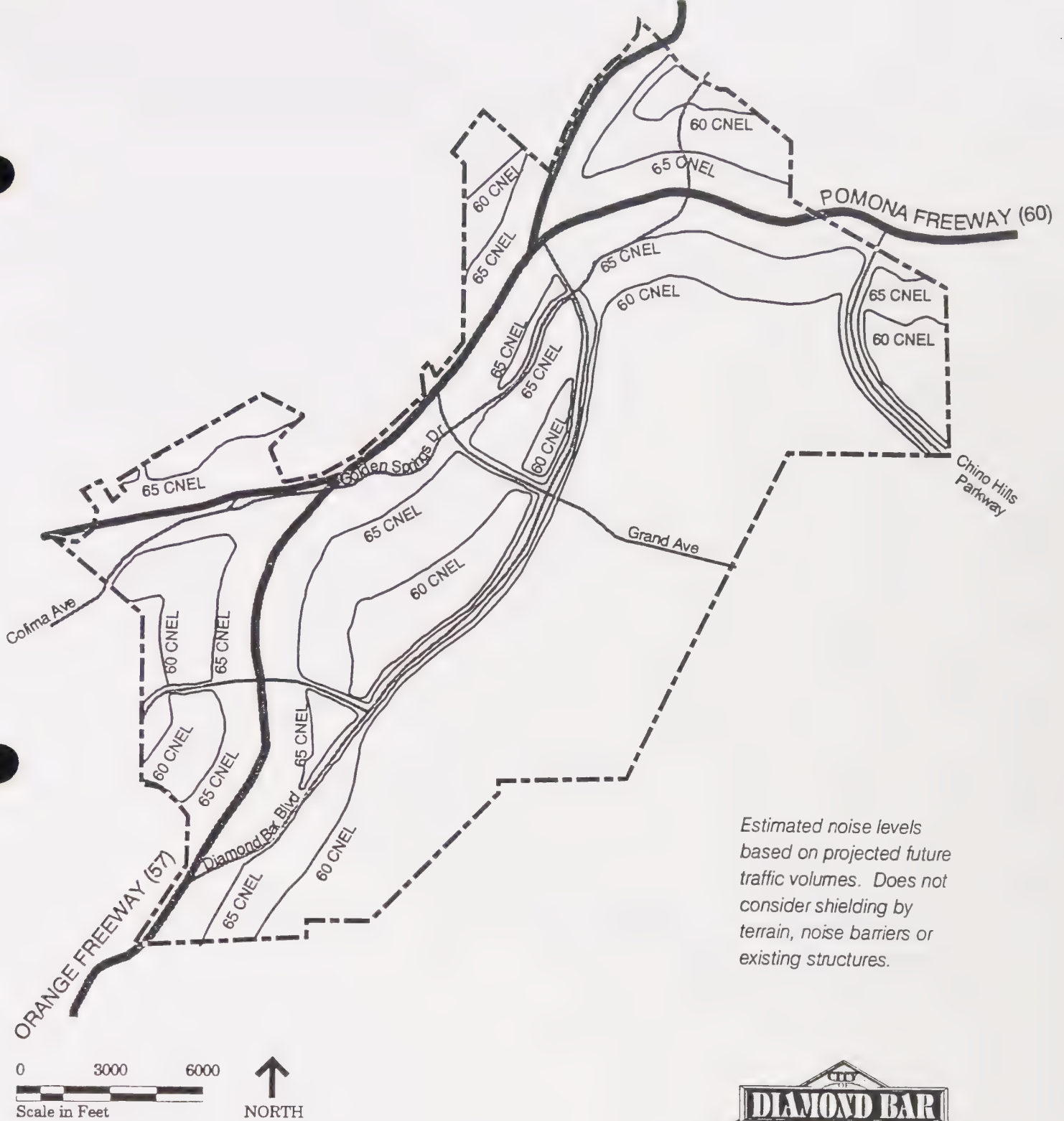
75+ dB

Extremely noisy urban areas adjacent to freeways or under airport traffic patterns. Hearing damage with constant exposure outdoors.

The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) are measures of the 24-hour noise environment. They represent the constant A-weighted noise level that would be measured if all the sound energy received over the day were averaged. In order to account for the greater sensitivity of people to noise at night, the CNEL weighting includes a 5-decibel penalty on noise between 7:00 p.m. and 10:00 p.m. and a 10-decibel penalty on noise between 10:00 p.m. and 7:00 a.m. of the next day. The Ldn includes only the 10-decibel weighting for late-night noise events. For practical purposes, the two measures are equivalent for typical urban noise environments.



*Figure IV-3
Existing Noise Contours*



Estimated noise levels based on projected future traffic volumes. Does not consider shielding by terrain, noise barriers or existing structures.

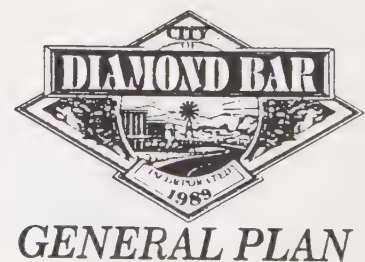
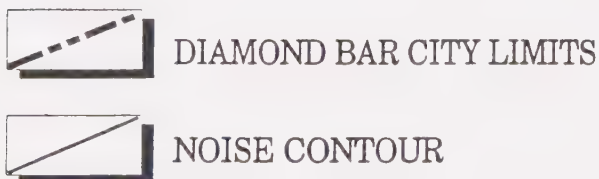


Figure IV-4
Projected Future Noise Contours

CIRCULATION ELEMENT



GENERAL PLAN

TABLE OF CONTENTS

	PAGE
A. Introduction	V-1
B. Circulation System	V-3
C. Circulation Issues	V-19
D. Goals, Objectives and Strategies	V-22

LIST OF FIGURES

FIGURE		PAGE
V-1	Regional Circulation	V-2
V-2	Circulation Element Roadway System	V-4
V-3	Intersection Level of Service	V-11
V-4	Existing Designated Bicycle Routes	V-15
V-5	Hiking and Equestrian Trails	V-16
V-6	Designated Truck Routes	V-18

LIST OF TABLES

TABLE		PAGE
V-1	Roadway Classification	V-6
V-2	Daily Roadway Capacity Standards	V-9
V-3	Level of Service (LOS) Interpretation	V-10

V. CIRCULATION ELEMENT

A. INTRODUCTION

The purpose of the Circulation Element is to define the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. The focus of this plan element is the identification and evaluation of local circulation needs of the City of Diamond Bar, balancing those needs with regional demands and mandates. It has been developed to guide the orderly improvement of the circulation system within the City in a manner which will protect the quality of life which is Diamond Bar and in direct response to the City's Land Use Element.

The overall intent of the Circulation Element is to provide safe and efficient movement between homes and jobs, stores, schools or parks within the City. Under State planning law, each city must develop and adopt a comprehensive long-term general plan for the physical development of that city. The following is a mandatory requirement relating to city transportation planning:

Government Code Section 65302(b): A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

This is the first Circulation Element prepared for the City of Diamond Bar. Although it is a new city, it is not a newly developing city, but rather one that is largely built out. Many strategic decisions related to transportation facilities (e.g., locations of roadways) were made at the County level prior to City incorporation. This Circulation Element provides the first opportunity to evaluate how best to utilize these facilities, from the perspective of the City of Diamond Bar, its residents, businesses, and other users of City services.

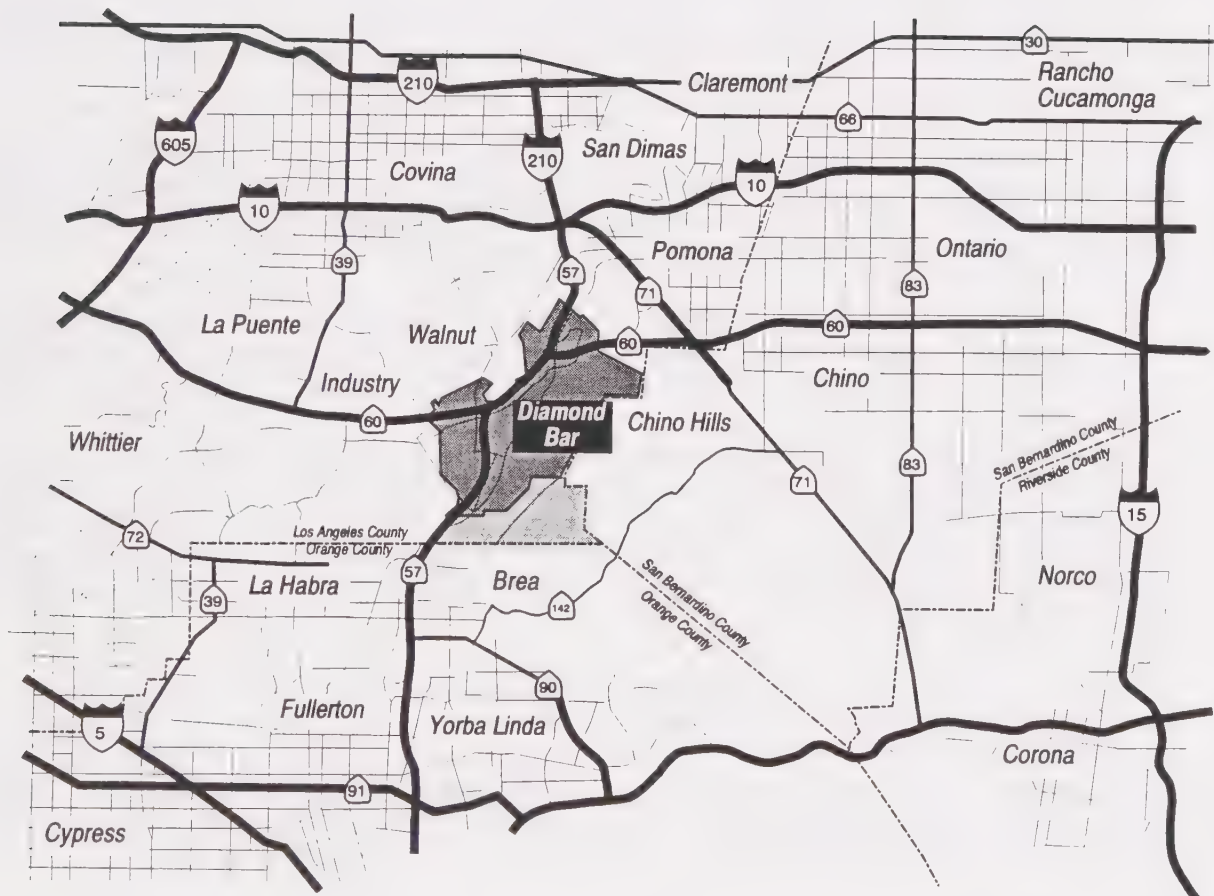
Five basic steps were involved in developing the Circulation Element. The first step consisted of documenting existing conditions and assembling a factual data base. The second step involved the development and validation of a transportation model used to forecast future travel demand and travel patterns within the City and the surrounding area. Step three entailed identification of problems, opportunities and issues. The fourth step was the evaluation of alternative improvement scenarios. The fifth and final step comprised the definition and refinement of the Circulation Element.



The resulting document is organized into the following sections with each of the above components of the circulation system being discussed, where appropriate, therein.

- Circulation System
- Major Circulation Issues
- Goals, Objectives and Strategies

Technical Appendices to the Master Environmental Assessment document support this section and contain additional details and analysis of existing and future conditions, travel forecast model documentation, and the Congestion Management Plan.

The Circulation Element also has direct relationship with the Housing, Resource Management, Public Management, Public Health and Safety and Public Services and Facilities Elements.



-  CITY OF DIAMOND BAR
-  CITY OF DIAMOND BAR SPHERE OF INFLUENCE



GENERAL PLAN

*Figure V-1
Regional Circulation*

B. CIRCULATION SYSTEM

The components of the circulation system in the City of Diamond Bar include the following:

- Streets and Highways
- Transit and Paratransit Services
- Railroads
- Bicycle, Hiking and Equestrian Facilities
- Aviation
- Goods Movement

This section describes each of the components, discusses operating conditions and evaluates the adequacy of the component.

1. Streets and Highways

a. Functional Classification, definitions and terms

The two major considerations in classifying the City's street network functionally are access to adjacent properties and movement of persons and goods into and through the City. City streets are classified by the relative importance of these two functions assigned to them. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The design and operation of each street, therefore, depends upon the importance placed on each of these functions. For example, streets designed to carry large volumes of vehicles into and through the City have more lanes, higher speed limits, and fewer driveways, while residential streets have fewer lanes, lower speed limits, and more driveways to provide access to fronting properties.

The functional classification system allows the residents and elected officials to identify preferred characteristics of each street. If observed characteristics of any street change from the functional classification, then actions can be taken to return the street to its originally intended use or to change the designation classification. For example, if traffic volumes and speeds on a residential street exceed expected levels, then measures can be implemented which are designed to lower traffic volumes and reduce speeds.






Under the Circulation Element of the County of Los Angeles, roadways within Diamond Bar were categorized into four functional classification types:

- Freeways
- Arterial Streets (Major and Secondary)
- Collector Streets (Business and Residential)
- Local Residential Streets



0 2000
Scale in Feet



-  DIAMOND BAR CITY LIMITS
-  DIAMOND BAR SPHERE OF INFLUENCE
-  FREEWAY
-  MAJOR ARTERIAL
-  SECONDARY ARTERIAL



GENERAL PLAN

Figure V-2
Circulation Element Roadway System

The City has adopted these functional classifications for its roadway network. Figure V-1 depicts the regional roadway system as it presently exists in the City.

Freeways generally provide inter-regional access. Their primary function is to move vehicles through or around the City, thus, there is not access to adjacent land, and limited access to arterial streets. Freeways contain anywhere from 4 to 12 lanes with recommended design volumes from 80,000 to 210,000 vehicles per day.

Arterial streets carry the majority of traffic entering or traveling through the City. A "major" arterial has either four or six lanes for through traffic and may contain additional lanes to accommodate turning movements, parking and bicycle traffic, all within a right-of-way of 100-120 feet. A "secondary" arterial serves the same function as a major arterial, but has four lanes for through traffic and may contain additional lanes to accommodate turning movements, parking and bicycle traffic, all within a right-of-way of 60-100 feet. The desired maximum roadway capacity on arterial averages from 30,000 to 45,000 vehicles per day depending on number of lanes, type and width of directional separation, presence of on-street parking, configuration and frequency of access to adjacent land uses, and intersection configurations.

Arterials serve two primary functions: To move vehicles into and through the City, and to serve adjacent commercial land uses. Driveways and other curb cuts along arterial are generally designed to minimize disruption to traffic flow.

Collector Streets are intended to carry traffic between the arterial street network and local streets or directly from the access drives of higher intensity land uses.

Collector Streets serve business or residential land and are generally two or four lane roadways. The desired roadway capacity on a collector street can average up to 20,000 vehicles per day while providing Level of Service (LOS) C.

Local residential streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve through traffic traveling from one street to another, but solely local traffic. The desired roadway capacity on a residential street should not exceed about 2,500 vehicles per day and 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units (i.e., high density apartments versus single-family homes), presence of schools and other factors. The maximum volume of 2,500 is, therefore, to be used as a guide only, and sensitivity to the neighborhood and its impact needs to be carefully considered.

Local residential streets include those streets predominantly residential in terms of adjacent property use, and are intended to retain a residential character. They are typically not designated in the General Plan Circulation Element.

Table V-1 identifies roadway classifications for key roadways in the City along with right-of-way guidelines. Typical street sections are maintained as part of the City's design guidelines. Current typical street sections are included in the technical appendices.

b. Level of Service Standards

Level of service standards define the desirable traffic volumes on City streets in relation to the capacity of those streets. The City has utilized level of service standards in the traffic analysis work for the General Plan, and these are summarized in the EIR. The City should continue to use such standards,

Table V-1

City of Diamond Bar Roadway Classification

Roadway	Diamond Bar Classification	Width (ft.)	Right-of- Way Dedication Stds (ft.)
Brea Canyon Rd. (n/of Golden Springs Dr.)	Major	100	100
Chino Hills Pkwy.	Major	100	100
Diamond Bar Blvd.	Major	100	100
Golden Springs Dr. (w/of Brea Canyon Rd.)	Major	100	100
Grand Ave.	Major	100	100
Pathfinder Rd. (e/of Brea Canyon Rd.-west leg)	Major	100	100
Pathfinder Rd. (w/of Brea Canyon Rd.-west leg)	Major	80	80
Brea Canyon Cut-Off Rd.	Secondary	64-80	64-80
Brea Canyon Rd. (s/of Golden Springs Dr.)	Secondary	80	80
Chino Avenue	Secondary	80	80
Golden Springs Dr. (e/of Brea Canyon Rd.)	Secondary	80	80
Lemon Ave. (n/of Golden Springs Dr.)	Secondary	80	80
Lemon Ave. (s/of Golden Springs Dr.)	Collector	60	64
Sunset Crossing Rd. (e/of SR57)	Collector	60	80
Beaverhead Dr.	Residential	64	80
Lycoming St.	Residential	64	80
Sunset Crossing Rd. (w/of SR57)	Residential	80	
Washington St.	Residential	80	80

Roadway Classification Right-of-Way Widths

Major	100 -120 feet
Secondary	60 -100 feet
Collector	60 - 80 feet
Residential	44 - 60 feet

maintaining and updating them when necessary to be consistent with current prevailing standards in the region and requirement such as the statewide Congestion Management Program. Table V-2 presents the average daily volumes of various roadway configurations for different levels of service.

c. Roadway Systems

The efficiency of a roadway's operation is generally evaluated in the industry by volume-to-capacity ratios. This ratio compares the Average Daily Traffic volume to the roadway's capacity. Levels of Service (LOS) are identified based on the calculated ratio. Table V-3 provides a description of the various levels of service to be used as the City's guidelines for analyzing the efficiency of street operation.

Specific information regarding:

- Current levels of service
- Estimated existing and future average daily volumes by street segment
- AM/PM peak hour traffic levels of service by street segment
- Map of signalized intersections
- A description of the methodology and data used to establish baseline information and current conditions is contained in the Master Environmental Assessment and technical attachments.

A major concern of the City of Diamond Bar is the operating efficiency of its streets. Based upon an analysis performed in 1991, traffic projections for the future (year 2010) indicate that up to 26 local street segments may experience a level of service of E or F. This undesirable condition is the result of the intrusion of regional traffic through Diamond Bar.

The City proposes to proactively pursue activities which will enhance the use of its infrastructure for Diamond Bar residents. In addition, the City will work with neighboring jurisdictions to mitigate their effects on the local street system due to the intrusion of regional traffic.

d. Transportation Corridors

A key issue related to traffic circulation is how current street infrastructures will be used and what future improvements may be considered to mitigate traffic congestion.

To this end, the City of Diamond Bar intends to:

- Monitor, coordinate, identify and advocate improvements or modifications to the existing infrastructure which will provide for the best use of our roadway system for the movement of traffic
- Encourage and initiate ongoing efforts to work with neighboring cities to analyze, assess and evaluate alternate by-pass corridors through such areas as Carbon, Soquel and Tonner Canyon.

The City also believes that if a by-pass corridor is identified for a roadway, it should be considered using environmentally sensitive methods of evaluation.

e. Environmentally Sensitive Transportation Corridor

An environmentally sensitive transportation corridor is a transportation facility defined by characteristics that cause the facility to have minimal impact to the environment and adjacent ecosystem. It also meets the general prerequisites of being able to allow for movements of people and goods in a safe and efficient manner. These characteristics should include but not be limited to the following:

topographic -- the corridor should blend with the natural terrain as much as possible to reduce grading and movement of earth. Curves and contours of the natural terrain should be reflected in design of the corridor. This goal must necessarily be balanced with providing safe corridor geometry for the modes of travel that will use it.

hydrology -- positive drainage control will be developed as part of the corridor design to provide for capture and transmission of runoff from the facility to an appropriate storm drainage facility. This goal is to control foreign and potentially incompatible fluids and particles from entering the adjacent ecosystem.

air quality -- street sweeping/cleaning shall be programmed into maintenance operations to prevent buildup of dirt and dust on the corridor travel surface. This goal will serve to reduce the amount of airborne particulates which could otherwise enter the adjacent ecosystem. Alternative fuel vehicles and small vehicles should be encouraged rather than trucks to further improve air quality along the corridor.

noise -- to the extent possible, modes of travel should be encouraged which have reduced sound characteristics. In addition, natural barriers to sound created by the corridor should be developed and implemented to reduce sound intrusion into the adjacent ecosystem. Consider controlled speed limits to reduce noise impacts.

corridor -- a corridor should be defined as a route that encourages movement of people in a manner that encourages multimodal uses such as buses, trolleys and shuttles; discourages single occupant vehicle trips. Movement of goods within this corridor should be evaluated in terms of not detracting from the basic goal of maximizing movement of people in high occupancy vehicles. Restriction on vehicle type and weight may be considered as part of the corridor. Creative traffic management techniques should be encouraged (such as reversible lane operation) to take best advantage of roadway cross-section and minimize impacts to the corridor area.

biological habitat -- replant and maintain natural plant species to the extent possible along the corridor where grading has altered the natural landscape. Similarly, provide frequent game crossings to permit natural migratory paths to be maintained. Consider designation of the corridor for daylight use only.

aesthetic -- views from the corridor should reinforce the feeling in the traveler that they are in an environmentally sensitive area. Similarly, views of the corridor from adjacent properties should reinforce the feeling that the corridor is a natural part of the landscape. Corridor structures, as necessary, should be a natural part of the terrain.

By nature of the location of the by-pass corridor around the SEA 15, the corridor should be for regional traffic and should not encourage local access for adjacent development except as required by safety and emergency access requirements. Construction activity should be limited to the right-of-way envelope. End points of the corridor would incorporate value criteria.

An environmentally sensitive transportation corridor does not presume to specify the type of vehicles that will utilize the facility. Rather, it should encourage and foster high occupancy, clean operation, modes that are integrated with the corridor. Planning efforts should look to the future and anticipate technologies that will emerge and contribute to development of a corridor that meets the growing travel demands of the region and maintains precious natural resources.

Table V-2
Daily Roadway Capacity Standards*

Type of Roadway	Functional Classification	Maximum Average Daily Volumes by Level of Service (LOS)				
		A	B	C	D	E
6 Lanes Divided	Major Arterial	33,900	39,400	45,000	50,600	56,300
4 Lanes Divided	Secondary Arterial	22,500	26,300	30,000	33,800	37,500
4 Lanes (Undivided)	Collector	15,000	17,500	20,000	22,500	25,000
2 Lanes (Undivided)	Collector	7,500	8,800	10,000	11,300	12,500
2 Lanes (Undivided)	Local Residential	1,875	2,190	2,500	2,810	3,125

* Source: Based on *latest* revised Highway Capacity Manual.

Table V-3
Level of Service (LOS) Interpretation

LOS	Description	Volume-to-Capacity Ratio
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation	0 - .60
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	.61 - .70
C	Good operation. Occasionally drivers may have to wait more than 60 seconds, and back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted.	.71 - .80
D	Fair operation. Cars are sometimes required to wait more than 60 seconds during short peaks. there are no long-standing traffic queues. This level is typically associated with design practice for peak period.	.81 - .90
E	Poor operation. Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.	.91 - 1.00
F	Forced Flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and to type traffic flow.	Over 1.00



0 2000
Scale in Feet

↑
NORTH



GENERAL PLAN

- DIAMOND BAR CITY LIMITS
- DIAMOND BAR SPHERE OF INFLUENCE
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION
- LEVEL OF SERVICE

Figure V-3
Intersection Level of Service

2. Transit and Paratransit Services

Both fixed route transit and Paratransit service operate within the City of Diamond Bar. Fixed route transit services are typically bus lines which operate on regular schedules along a set route, stopping at predefined bus stops. Fixed route service can be either local (intracity) or regional (intercity). Paratransit services, more commonly referred to as Dial-a-Cab, are demand responsive services which provide rides to passengers upon an individual request basis. Although they operate within a defined service area, they do not operate on fixed routes or schedules. Paratransit service typically serve transit dependent persons such as the elderly and handicapped. They often serve major destinations such as hospitals and medical facilities but may also take passengers to local destinations such as neighborhood shopping centers.

a. Transit Services:

Public bus transit service is provided to the City of Diamond Bar by the Metropolitan Transportation Authority and Foothill Transit and Orange County Transportation Authority (OCTA).

Four fixed route transit lines serve the City of Diamond Bar. Foothill Transit Route 482 and MTA Route 490 originate and terminate outside the city limits. Two express routes originating at the Park and Ride lot at Diamond Bar Boulevard/60 Freeway interchange operate during peak hours Monday through Friday. Foothill Transit Express Route 495 picks up passengers on Golden Springs Drive/Colima Road to the Puente Hills Mall, then travels the freeways to downtown Los Angeles. OCTA operates an express route from the same Park and Ride via Cal State Fullerton, City Drive and the Orange County Court House in Santa Ana.

Additionally, three Foothill Transit lines provide intermodal connections at the Industry Metrolink Station just north of the City's boundary on Brea Canyon Road. They are Route 482 (Colima Road), Route 276 (Gale Avenue) and Route 179 (Amar Road).

b. Paratransit Services:

Demand responsive transit service is provided to the City of Diamond Bar by the jointly sponsored Los Angeles County and City of Diamond Bar Paratransit Service. This Dial-a-Cab service provides transportation to handicapped persons and senior citizens within not only the City of Diamond Bar, but portions of the surrounding area. Transportation is provided within ten miles of the city limits at a reduced rate.

3. Railroad Lines

There are currently no passenger rail facilities in operation within the City of Diamond Bar. The nearest Amtrak facilities are located in Pomona and Fullerton. The Pomona Amtrak stop, which serves the Sunset Limited Route, is located at 156 W. Commercial St. and is approximately nine miles northeast of Diamond Bar. The Fullerton Amtrak station, which serves the Southwest Chief and San Diegan lines, with intermodal (bus) connections to other Amtrak lines, is located at the corner of Santa Fe and Harbor Boulevard and is approximately 13 miles to the southwest.

Diamond Bar is served by a Metrolink commuter rail station recently implemented along the Union Pacific Railroad at Brea Canyon Road, just north of State Route 60.

The Union Pacific Railroad is the only freight rail line which serves the City of Diamond Bar. The line lies along the City's northwestern boundary with the City of Industry, and serves the industrial areas north of Walnut Drive and Lycoming Street.

4. Bicycle, Hiking and Equestrian Trails

a. Bicycle Routes

There are three different classes of bikeways which are commonly recognized. A definition of each bikeway class is presented below:

Class I Bikeway (Bike Path) - A completely separated right-of-way for the exclusive use of bicycles (and sometimes pedestrians). Cross-flow is minimized by limiting access to designated points.

Class II Bikeway (Bike Lane) - Routes designated by separately striped lanes and signs along streets or highways. They provide restricted one-way travel for bicycles, although motor vehicles are sometimes permitted to use the bike lane to make turns and to park.

Class III Bikeway (Bike Route) - Roadways in which the travel lanes are shared by motor vehicles and bicycles whose route is designated by signs only. This type of bikeway does not provide cyclists with increased privileges, but rather, informs motorists of the cycling route.

Figure V-4 shows Existing Designated Bicycle Routes in the City of Diamond Bar.

The City currently has two designated bikeways along the length of Diamond Bar Boulevard and along the length of Golden Springs Drive from Brea Canyon Road to the northerly city limit. Diamond Bar Boulevard and Golden Springs Drive west of Diamond Bar Boulevard contain Class II bike lanes. The width of the bike lanes vary from 12 feet throughout most of the roadway to three feet at a few locations with narrower curb-to-curb widths. Most signalized intersection bike lane approaches are striped to permit right turns by motor vehicles. Parking is not permitted within the bike lanes except on Golden Springs Drive near Brea Canyon Road, and on the northbound lane of Diamond Bar Boulevard between Montefino Avenue and Grand Avenue. Golden Springs Drive north of Diamond Bar Boulevard is designated a Class III bike route on both sides of the roadway. An additional bikeway is marked, though not designated by City Resolution, along both sides of Brea Canyon Road between Pathfinder Road and Golden Springs Drive.

There are currently no Class I bikeways within the City of Diamond Bar.

The County plans to have bicycle routes serving the region that will connect with local bicycle trails. The county system proposes bicycle trails to enter Diamond Bar at the eastern end of Grand Avenue, and north into the Tres Hermanos property along Tonner Canyon. Surrounding cities have also planned bicycle routes to connect from Diamond Bar north along Mission Boulevard (City of Pomona), west along Grand Avenue and Brea Canyon Road (the Cities of Walnut and Industry), and west along Golden Springs Drive (into Rowland Heights), east along Grand Avenue (City of Chino Hills), and south along Chino Hills Parkway (City of Chino Hills).

b. Equestrian and Hiking Trails

There is currently one official equestrian and hiking trail available to the public within the City of

Diamond Bar. This trail, through the City, is part of a more extensive trail system owned and maintained by the County of Los Angeles.





The Skyline Trails Extension, unofficially called the Schabarum Trail roughly parallels the City's southern and eastern boundaries with unincorporated sections of Los Angeles and San Bernardino Counties as it winds through the hills from Brea Canyon Road to Grand Avenue. The trail originates at Schabarum Park to the west, where it interconnects with the Skyline Trail. The Skyline Trail, in turn, interconnects with a vast system of equestrian trails to the north and west spreading throughout most of Los Angeles County. To the east of Schabarum Park, the trail traverses Rowland Heights, then exits under Brea Canyon Road and the Orange Freeway where it approaches the southern City limits of Diamond Bar to the east of Brea Canyon Road. The trail then travels near the edge of the Firestone Boy Scout Reservation near the northern slopes of Tonner Canyon. As the trail turns northeast, it roughly follows the City boundary just inside of the City limits. The trail turns east and follows the City boundary just outside the City limits, and again turning northerly, portions of the trail are within and portions are outside the City. The trail terminates at Grand Avenue, where the Summit Ridge Park Connector Trail will allow access to Summit Ridge Park to the north of Grand Avenue within Diamond Bar. There are also a series of three spur trails which the County has planned to connect with the Skyline Trails Extension Trail. These three trails, collectively known as the Skyline Trails Connections, all lie outside of the City of Diamond Bar.

Figure V-5 shows hiking and equestrian trails in the City of Diamond Bar.



0 2000
Scale in Feet



-  DIAMOND BAR CITY LIMITS
-  DIAMOND BAR SPHERE OF INFLUENCE
-  CLASS II
-  CLASS III



GENERAL PLAN

Figure V-4
Existing Designated Bicycle Routes



0 2000
Scale in Feet






-  DIAMOND BAR CITY LIMITS
-  DIAMOND BAR SPHERE OF INFLUENCE
-  SKYLINE TRAILS EXTENSION (Schabarum Trail)



Figure V-5
Hiking and Equestrian Trails

5. Aviation

There are no aviation facilities located within the City of Diamond Bar. Passenger air carrier and air cargo facilities are located at Ontario International Airport located 15 miles to the east. The closest general aviation airports are Brackett Field in La Verne, approximately nine miles to the north; and Chino Airport in the City of Chino, approximately 11 miles to the east.

Because Diamond Bar is under flight paths from both Ontario and Los Angeles International Airports, and proximity to major freeways tends to increase the number of helicopter overflights, the City should remain vigilant to air traffic increases and seek regulations to relieve noise and air pollution.

6. Goods Movement

Goods movement within the City of Diamond Bar occurs primarily through the use of trucks. The City has established a designated truck route plan. Truck routes direct heavy truck traffic onto arterial and collector facilities and away from local (residential) streets. This plan helps control noise and air pollution in residential areas of the City and protects local streets from significant surface damage that might result from heavy truck traffic.

North of the combined section of the Orange (57)/Pomona (60) Freeway it is necessary for freeway traffic to exit onto Diamond Bar Boulevard when traveling southbound on the Orange Freeway en route to the eastbound Pomona Freeway; and westbound Pomona Freeway traffic bound for the northbound Orange Freeway. The section of Diamond Bar Boulevard between the eastbound Pomona Freeway ramps and the northbound Orange Freeway ramps to the north, and Sunset Crossing Road between Diamond Bar Boulevard and the southbound Orange Freeway ramps are designated truck routes.

To enable access to the heavy industrial areas of the City of Industry and the City of Diamond Bar north of Lycoming Street, truck routes are designated in western Diamond Bar along Golden Springs Drive between Lemon Avenue and Brea Canyon Road, along both Brea Canyon Road and Lemon Avenue north of Golden Springs Drive, and along Walnut Drive.




Entrances into the City notify drivers of a five-ton weight restriction for trucks within the City (except for designated truck routes), in addition to parking restrictions which limit commercial vehicles over five tons to 30 minutes.

The General Plan Designated Truck Routes are illustrated in Figure V 6.



0 2000
Scale in Feet



-  DIAMOND BAR CITY LIMITS
-  DIAMOND BAR SPHERE OF INFLUENCE
-  TRUCK ROUTE



GENERAL PLAN

*Figure V-6
Designated Truck Routes*

C. CIRCULATION ISSUES

The following significant issues concerning circulation are not necessarily listed in order of priority.

1. Future Development in Diamond Bar

The Diamond Bar General Plan provides for an additional 1,115 dwelling units, as well as additional commercial office and business park uses.

ISSUE ANALYSIS: The City needs policies to address impacts to all streets in Diamond Bar and to maintain or improve roadway level-of-service standards.

2. Projected Growth in the Region

In addition to increases in traffic attributable to growth and development within the City of Diamond Bar itself, the City will be impacted by future growth and development in surrounding communities and the region. Increased traffic in the region will impact Diamond Bar through increased traffic volumes along the regional transportation facilities including Routes 57 and 60 and Grand Avenue.

ISSUE ANALYSIS: The City needs policies to address impacts to all streets in Diamond Bar and to maintain or improve roadway level-of-service standards.

3. Future Roadway System Within Diamond Bar

Many of the roadway facilities within Diamond Bar are projected to carry volumes of traffic at or in excess of recommended daily capacity by the year 2010. At present, a significant amount of the traffic is regional traffic with neither origin nor destination within the City. Examples are as follows:

Diamond Bar Boulevard - Average daily traffic volumes along Diamond Bar Boulevard immediately south of Grand Avenue are projected to be double the desirable volumes for a four-lane roadway. South of Grand Avenue to Brea Canyon Road, forecast daily volume along Diamond Bar Boulevard exceed recommended carrying capacity. North of Sunset Crossing, traffic volumes along Diamond Bar Boulevard are projected to be within the carrying capacity of a four-lane roadway.

Golden Springs Drive - Year 2010 traffic volumes along Golden Springs Drive west of Brea Canyon Road are projected to exceed the desirable maximum volumes for this four-lane roadway. From east of Lemon Avenue to the City of Diamond Bar boundary, Golden Springs Drive is forecast to carry traffic at or slightly below the recommended carrying capacity for a four-lane roadway.

The portion of Golden Springs Drive east of Grand Avenue is not a divided roadway and forecast traffic volumes along this segment would exceed capacity.

Grand Avenue - Year 2010 traffic volume forecasts along the entire length of Grand Avenue within the City of Diamond Bar are estimated to be in excess of the desirable maximum volumes for a four-lane divided roadway.

Brea Canyon Road - The section of Brea Canyon Road from Golden Springs Drive to Washington Street is projected to carry traffic volumes requiring arterial capacity.

Routes 57 and 60 - Both the Pomona Freeway (SR60) and the Orange Freeway (SR57) are forecast to carry traffic volumes significantly in excess of their capacity. This will result in continued

congestion along these facilities with spillover onto City streets as motorists seek less congested alternatives.

ISSUE ANALYSIS: The City needs to establish roadway classifications and standards for dedication and roadway improvement for the principal streets in the City.

4. The Development of an Alternative Travel Corridor Around the City of Diamond Bar

With significant development planned for the Chino Hills area, both Diamond Bar Boulevard and Grand Avenue are expected to carry larger through traffic volumes from SR57 than at present into San Bernardino County. Alternative routes to the south would help relieve future congestion along these and other Arterials within the City of Diamond Bar. However, the location of an alternative travel corridor must consider its potential environmental and growth-inducing impacts. Under these circumstances, it will be prudent for the City to consider the option of a by-pass corridor. Studies of such a facility indicate that should forecasted development and freeway improvements occur, a by-pass corridor will provide substantial relief to the key streets in Diamond Bar. Therefore, it will be the policy of the City to:

- not wait until need for the by-pass corridor is demonstrated, but proactively monitor signs for the need so that timely planning and environmental steps can be taken;
- explore regional options for transportation improvements prior to initiating development of a regional by-pass corridor;
- seek cooperation of adjoining jurisdictions in managing growth and assigning responsibility for infrastructure improvements to support that growth; and
- establish criteria under which a by-pass corridor would be considered, designed, constructed, and utilized.

ISSUE ANALYSIS: There is a need to consider a by-pass roadway around the City of Diamond Bar to discourage regional traffic from using the City's local streets for cut-through purposes only. This is of regional concern and involves multiple jurisdictions. It is important for the City to take the lead in assuring that any proposed project directly benefits Diamond Bar residents and achieves the goals of this General Plan.

5. Maintaining Grand Avenue's Current Traffic Carrying Capacity

Grand Avenue is a major arterial and provides a convenient alternative as a regional arterial, carrying traffic to and from Route 57/60.

ISSUE ANALYSIS: The City will continue to monitor the effectiveness of Grand Avenue in serving its local needs while maintaining its current traffic-carrying capacity within the existing right-of-way. Ongoing efforts include:

- Optimizing signal synchronization;
 - Encouraging projects to improve interchange at Route 57/60; and
 - Providing turnout lanes, where beneficial.
- 6. Increase the Effectiveness of State Routes 57 and 60 to Discourage Through Regional Traffic Use of Diamond Bar Streets**

It is desirable to reduce the use of Diamond Bar streets by regional traffic.

ISSUE ANALYSIS: One of the most feasible approaches the City can take to reduce regional traffic on Diamond Bar Boulevard is to work with Caltrans to improve conditions on State Route 57 and 60. Possible improvements include:

- Upgrade the SR57/60 interchange to eliminate undue at-grade conflicts weaving maneuvers and adding lanes or frontage roads between key interchanges;
- Provide HOV and connector lanes on both SR57 and SR60; and
- Provide truck climbing lanes where appropriate.

7. Surrounding Roadway Systems Impacting the City

It is also recognized that various roadway and street improvements are proposed or presently under construction in neighboring communities or by other agencies which may impact the City of Diamond Bar's transportation plans.

ISSUE ANALYSIS: Certain projects either planned or under construction have been identified which may impact traffic circulation in the City.

These projects include but are not limited to:

- Completion of Route 30
- Upgrade of SR71 to freeway standards
- Improve the capacity of Interstate 10 (San Bernardino Freeway), State Route 60 (Pomona Freeway) and State Route 142, (Carbon Canyon Road)
- Completion of the High Occupancy Vehicle (HOV) System on Interstate 10, Route 60, and State Route 57 from the San Bernardino and Orange County lines to Highway 101.

8. Maintain the Cul-de-Sacs of Sunset Crossing Road, Beaverhead Drive, Washington Street and Lycoming Street at the City's Boundaries.

Sunset Crossing Road is presently a four-lane roadway providing access to/from a residential area of northwest Diamond Bar. Sunset Crossing Road west of Route 57 has an interchange with southbound

Route 57, extends westerly and terminates east of the City limits adjacent to a park and Little League field. The County of Los Angeles Highway Plan assumes Sunset Crossing Road is to be extended southwesterly, through the City of Industry to a connection with Washington Street or in the vicinity. The City of Industry is considering the development of the area beyond the westerly terminous of Sunset Crossing Road, Beaverhead Drive, Washington Street and Lycoming Street with industrial uses and a waste-to-rail materials recovery facility. The proposed development of industrial uses would significantly increase the volume of traffic along these residential streets and introduce a significant number of trucks into these residential neighborhoods.

ISSUE ANALYSIS: The City should implement strong measures to maintain the integrity of residential neighborhoods.

D. GOALS, OBJECTIVES AND STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN TO PROVIDE A SAFE, ADEQUATE AND ENVIRONMENTALLY SENSITIVE TRANSPORTATION SYSTEM TO MEET THE CIRCULATION NEEDS OF THE CITIZENS OF DIAMOND BAR."

GOAL 1	"Consistent with the Vision Statement, enhance the environment of the City's street network. Work toward improving the problems presented by the intrusion of regionally oriented commuter traffic through the City and into residential neighborhoods. Consider programs to reinforce the regional transportation and circulation system to adequately accommodate regional needs."
---------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 1.1 Participate in local and regional transportation related planning and decision-making.

Strategies:

- 1.1.1 Preclude the connection of roadways from adjacent jurisdictions into the City unless demonstrable benefits to Diamond Bar residents and businesses are indicated.
- 1.1.2 In reviewing transportation improvements, maintain a clear distinction between local and regional objectives.
- 1.1.3 Ensure the opportunity for public comment on major changes in operational characteristics of the circulation system.
- 1.1.4 Initiate regional traffic mitigation efforts with the cities of Brea and Chino Hills by forming a task force, assisted by technical personnel to evaluate alternative travel corridors through the easterly portion of the Sphere of Influence. Efforts will generally include:
 - (a) Recognition of environmentally sensitive areas;
 - (b) Identification of the types of environmentally sensitive roadways which will be considered;
 - (c) Avoid any roadway within the Significant Ecological Area (SEA 15).

- (d) Land use constraints and development limitations which may be in place or imposed;
 - (e) Contribution to congestion based on development and anticipated growth projections;
 - (f) Prioritization of alternatives based on available documentation, studies, reports, etc.;
 - (g) Identification of alternative funding sources for studies, design, construction and maintenance such as, but not limited to:
 - (1) Los Angeles, Orange and San Bernardino Counties;
 - (2) State of California;
 - (3) Federal Government;
 - (4) Local funding such as Prop C or redevelopment funds;
 - (5) Development; and
 - (6) Private.
 - (h) Identification and formulation of a short and long range plan of action to address the by-pass issue.
- 1.1.5 Work with neighboring communities to encourage the ongoing efforts to complete existing projects and possible improvements to existing infrastructures such as:
- (a) Completion of SR30;
 - (b) Upgrade of SR71 to freeway standards;
 - (c) Additional lanes on SR60; and
 - (d) Increasing the roadway capacity of SR142, Carbon Canyon Road.
- 1.1.6 Continue to seek support for Regional State Transportation Improvement Program (RSTIP) projects as proposed by the City of Diamond Bar such as:
- (a) Encourage modification of the SR57/SR60 interchange;
 - (b) Support construction of HOV lanes on SR60, from SR57 north to San Bernardino County;
 - (c) Support construction of HOV lanes on SR60, from Brea Canyon Road to SR57 north;
 - (d) Support construction of HOV lanes on SR57, from Orange County to SR60; and
 - (e) Pursue additional Park and Ride facilities east of the City.

- 1.1.7 Encourage Orange and San Bernardino Counties to fund and construct an environmentally sensitive transportation corridor through Soquel Canyon and/or Carbon Canyon.
- 1.1.8 Coordinate the use of land use policies from neighboring communities and incorporate all existing traffic data including improvements and proposal for the regional circulation system.
- 1.1.9 Encourage improvements to regional routes and arterial streets to be sensitive to environmentally, aesthetic and noise concerns and provide adequate buffers to adjacent land uses.
- 1.1.10 Through the use of the provisions of the California Health and Safety Code, Division 24, Parts 1, 1.5 and 1.7, pursue a comprehensive and, if possible, coordinated effort with the City of Industry and the State of California to upgrade the one mile stretch of freeway carrying the SR57 and SR60; and upgrade the interchanges of Brea Canyon Road and the SR60; Grand Avenue and the SR57/60; and Diamond Bar Boulevard at the SR57 north and south; and the widening of Golden Springs Drive.

Objective 1.2 Balance the need for optimum traffic flow on City Arterials within economic realities, environmental, and aesthetic considerations.

Strategies:

- 1.2.1 Prepare programs for traffic control measures including, but not limited to, additional stop signs at problem intersections, timing of signals and regulation of speed limits.
- 1.2.2 Maintain flexibility in the cross sections and configuration of streets within topographically rugged or environmentally sensitive areas.
- 1.2.3 Pursue other traffic measures to enhance circulation and transient traffic movements.

Objective 1.3 Maintain the integrity of residential neighborhoods. Discourage through traffic.

Strategies:

- 1.3.1 Prevent the creation of new roadway connections which adversely impact existing neighborhoods.
- 1.3.2 Implement traffic control programs in 1.2.1 to reduce and divert through traffic.
- 1.3.3 Design new developments and their access points in such a way that the capacity of local residential streets is not exceeded.
- 1.3.4 Minimize impacts of roadways serving the proposed future Diamond Ranch High School site on surrounding residential neighborhoods.

- 1.3.5 The City should implement strong measures to maintain the integrity of the Sunset Crossing Road and other residential areas at the western City limits by cul-de-sacing Sunset Crossing Road and retaining the cul-de-sacing of Lycoming, Washington and Beaverhead Streets.

GOAL 2	"Consistent with the Vision Statement, provide a balanced transportation system for the safe and efficient movement of people, goods and services through the City."
---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 2.1 Maximize the use of alternative transportation modes within and through the City to decrease reliance on single-passenger automobiles.

Strategies:

- 2.1.1 Maximize the availability and use of public transit service.
- 2.1.2 Investigate the feasibility of establishing a local transit system. Support privately funded local transit systems for seniors and youths.
- 2.1.3 Support mixed-use developments to maximize transportation efficiency.
- 2.1.4 Pursue a cooperative effort with Caltrans and regional transit providers to develop a major intermodal transportation facility at the Metrolink Station near Brea Canyon Road and SR60.
- 2.1.5 Encourage participation in carpools through the use of City publications and public displays.
- 2.1.6 Coordinate to the extent possible with neighboring cities in the development of a Transportation Demand Management (TDM) plan.
- 2.1.7 Work with Caltrans to build new Park and Ride sites and expand existing Park and Ride facilities.
- 2.1.8 Maintain, expand and upgrade the system of bicycle routes connecting residential areas to major community attractions utilizing current City design guidelines. Upgrades of the current system will include investigative means to improve signing and marking of bikeways. The City shall develop a master plan of bikeways.
- 2.1.9 Pursue a cooperative joint agencies program to provide access for Diamond Bar residents to a regional light rail system.
- 2.1.10 Lobby Caltrans to provide HOV lanes on local freeways.
- 2.1.11 Explore the feasibility of interconnected public equestrian trails.
- 2.1.12 Explore the feasibility of interconnected public hiking trails.

Objective 2.2 Maximize connection of all areas within the City through the circulation system.

Strategies:

- 2.2.1 Work to ensure that any new development is provided with adequate access from within the City of Diamond Bar.
- 2.2.2 Through the roadway system, ensure that new development within the Tres Hermanos Ranch property is integrated into the community of Diamond Bar.
- 2.2.3 Work with Pomona Unified School District to provide secondary access to the future Diamond Ranch High School.
- 2.2.4 Coordinate with Pomona Unified School District and City of Industry & Urban Development to insure timely design and construction of secondary access to the future Diamond Ranch High School.

GOAL 3	"Consistent with the Vision Statement, maintain an adequate level of service on area roadways."
---------------	-------------------------------------------------------------------------------------------------

Objective 3.1 Improve the safety and efficiency of existing transportation facilities.

Strategies:

- 3.1.1 Maintain Level of Service "C" or better at arterial mid-block segments (average daily) and "D" or better during peak hours at signalized intersections to the extent possible. (See Level of Service descriptions in Table V-1)
- 3.1.2 Improve arterial mid-block segments to provide average daily service levels of "C" or better to prevent use of local and collector streets as alternate routes.
- 3.1.3 Improve intersections in the City which have peak hour traffic service levels worse than "D". Where feasible, these improvements should be made within existing right-of-way.
- 3.1.4 Maintain a pavement management system and maintenance program for all public roadways throughout the City.
- 3.1.5 Develop a signal system management system and maintenance program for all traffic signals throughout the City.
- 3.1.6 Consider all opportunities to expand and maintain pedestrian access routes throughout the City.
- 3.1.7 Synchronize signals on all major roads throughout the City of Diamond Bar (see Circulation Element Figure V-2) and adjacent communities.

Objective 3.2 Explore all available opportunities and mechanisms for funding transportation improvements.

Strategies:

- 3.2.1 All new development shall be required to provide mitigation measures. Such measures could include improvements or traffic impact fees.
- 3.2.2 Solicit State and Federal funds to improve area freeways to eliminate use of local streets as part of the freeway system.
- 3.2.3 Consider implementing a traffic impact fee system.
- 3.2.4 Develop a regional financing mechanism(s) to assess new development for the cost of mitigating traffic impacts.
- 3.2.5 Consider the use of a "toll road" to finance and maintain the environmentally sensitive transportation corridor.
- 3.2.6 Continue to solicit State, Federal and other funds to improve local streets.

GOAL 4

"Consistent with the Vision Statement, provide or regulate the provision of the supply of parking to meeting the needs for both residents and commercial businesses."

Objective 4.1 Ensure compliance with the Southern California Air Quality Management District Regulation 15 trip reduction requirements.

Strategies:

- 4.1.1 Regulate the provision of preferential parking for high occupancy vehicles wherever possible.
- 4.1.2 Consider reductions in parking in exchange for transportation demand management programs.

Objective 4.2 Provide adequate parking for all types of land use within the City of Diamond Bar.

Strategies:

- 4.2.1 Use existing parking demand data sources to update City Code requirements pertaining to parking, particularly the provision of sufficient parking for land uses generating a high demand for parking.
- 4.2.2 Encourage school districts to improve parking and loading facilities for public schools to minimize the impact on the circulation system.
- 4.2.3 Establish parking requirements for housing to a level consistent with the occupants transportation needs.
- 4.2.4 Strengthen off-street parking codes for new residential development in order to increase the number of off-street parking spaces.

**PUBLIC SERVICES
and FACILITIES
ELEMENT**



GENERAL PLAN

TABLE OF CONTENTS

	PAGE
A. Introduction	VI-1
B. Existing Conditions	VI-2
C. Public Services and Facilities Issues	VI-3
D. Goals, Objectives, and Implementation Strategies	VI-4

VI. PUBLIC SERVICES AND FACILITIES ELEMENT

A. INTRODUCTION

State law does not require the preparation of a general plan element dealing specifically with public services and facilities. However, it does state that...

"The general plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city" (Government Code Section 65303).

Diamond Bar, as a new City, faces many decisions as how to best provide services to the public, and what types of facilities it needs to build to support those services. Therefore, a local General Plan element dealing with the long-term provision of municipal services and facilities is appropriate for Diamond Bar.

The actual provision of various public services has already been addressed in the following sections of the Diamond Bar General Plan:

Section

I.	Land Use Element	Land Use (for all services & utilities)
III.	Resource Management Element	Parks and Recreation Water (and Reclaimed Wastewater) Energy System Solid Waste
IV.	Public Health and Safety Element	Flood Control Police Fire Emergency Services Disaster Preparedness

The Public Services and Facilities Element seeks to tie the provision of these various services and facilities together into an integrated strategy for municipal management. The Element focuses on:

- Identifying City facilities and services needed to sustain the community's quality of life
- Long-range planning to fund City services and buildings
- Coordinating and cooperating with various local agencies to provide those services not provided by the City

B. EXISTING CONDITIONS

The City presently has a minimum of in-house staff, and contracts out much of the actual service provision to local public and private agencies. In-house City services include administration, engineering, planning, parks and recreation, and maintenance of public facilities. The City has established a system for local collection of solid waste. These daily functions are housed in City Hall, which currently consists of office space leased in the Gateway Corporate Center.

The major physical assets of the City are its streets and parks, which were originally built by the County. The existing street system is also in good condition at present. Park maintenance is presently handled by City staff, although maintenance of the local landscape districts is contracted to private firms.

The County of Los Angeles provides a number of services under contract to the City. Wastewater conveyance and treatment is provided by County Sanitation District No. 21. Although much of the physical sewage infrastructure (pipelines) appear in generally good condition, there have been repeated failures of the pump stations needed to lift flows to the regional collectors. Currently, there are approximately 140 lots located within "The Country Estates" that are utilizing on-site waste water disposal systems.

Flood control is provided by the County Flood Control District. Its facilities are in fairly good condition with a small amount of seasonal flooding near the intersection of Brea Canyon Road and Diamond Bar Boulevard.

Solid waste disposal is handled by the County Solid Waste Management Department using several regional landfills. However, landfill space could run out before the end of the decade.

Law enforcement is handled by the County Sheriff's Department out of the Walnut-San Dimas Station. Fire protection, emergency evacuation, and response to accidents involving hazardous materials are all accommodated by the County Fire Department with three stations in and around Diamond Bar.

The Los Angeles County Library System also maintains a very small community library on Grand Avenue near Diamond Bar Boulevard.

Other services and facilities are provided within Diamond Bar by a variety of public and private agencies. Domestic water service is provided by the Walnut Valley Water District, which is in turn supplied by Three Valleys Municipal Water District and ultimately by the Metropolitan Water District of Southern California. Water facilities are generally adequate.

In terms of energy utilities, electricity is supplied by the Southern California Edison Company, while natural gas is supplied by the Southern California Gas Company. Energy facilities are generally adequate to accommodate existing and planned uses.

Comprehensive K-12 educational facilities and programs are provided by the Walnut Valley Unified School District and the Pomona Unified School District.

Other services within Diamond Bar include branch office postal services administered in Pomona, MTA, Foothill Transit and OCTA bus systems, Walnut-Diamond Bar YMCA, and Seniors organization.

C. PUBLIC SERVICES AND FACILITIES ISSUES

If the City decides to provide more local services that are now contracted out, or decides to increase the levels of existing services, there may be a future need for a larger civic center in a more centralized location. This long-term facility need would have to be balanced against a community desire for no increases in local costs. The most cost effective way to provide such a facility would be through a joint public/private arrangement to build a civic center for the City, most likely in exchange for some kind of development arrangement. This facility could also house a number of other social programs for City residents, such as a senior center or a community center.

The City may wish to plan its own long-range program of wastewater conveyance and treatment separate from Los Angeles County plans. Discussions with Orange County would be needed to determine if a separate sewage system were feasible. A larger problem would likely be the funding and timing of construction for some type of new system. Although most of the backbone system is already in place and designed to flow toward the Los Angeles system, a detailed alternative service plan could be prepared to address a change in flow direction. The costs and timing of such a new system would have to be weighed against potential failures of the existing system.

The existing flood control system is presently adequate, but the City should establish if or how any local costs might accrue as the system ages, so that there are no "surprises" in future budgets. A master drainage plan will need to be developed for the City and its Sphere of Influence. The City should consider its responsibility under the National Pollution Discharge Elimination System (NPDES), including to the maximum extent possible, reasonable measures to minimize the impacts of urban stormwater pollution as it is collected, conveyed and discharged through the City's flood control system.

The City may decide it wants to take a proactive role in developing long-term solutions to regional solid waste problems. At a minimum, the City will participate in the mandated planning requirements for source reduction, recycling, and hazardous waste issues.

Police and fire services are presently adequate. However, the City may wish to study providing its own protective services, or joining a more local association (non-County) to provide them. In the future, the Sphere of Influence may require additional police and fire protection as development occurs.

The County's library is not presently adequate for local residents, although there are many other community libraries in the area that can provide additional resources. The City may want to consider providing for its own library, or explore joint usage agreements possibly as part of a centralized civic center complex in the future.

Although local water purveyors can adequately serve the area in terms of facilities, a Statewide drought could put severe restrictions on the availability of water. The City may wish to take a proactive stance on securing additional water supplies for itself, or at least keeping current on potential new sources or limitations.

Energy facilities and systems presently appear adequate, although there may be supply shortages in the future. The City should take a more active role in energy conservation and the implementation of new energy technologies. There are numerous governmental and private organizations in the area that might wish to use City resources to test new programs or devices. The City may wish to take a more proactive role in planning for its energy future.

Local schools are presently experiencing overcrowding at some locations at different levels. The State funding mechanism for constructing new schools will probably not be sufficient to build local schools. Year-round school or other programs or building modifications may be necessary to continue providing

quality education to local students. The City may choose to work closely with the local districts on site selection, funding mechanisms and joint use of facilities.

D. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN THAT THE CITY ACQUIRE AND MAINTAIN ADEQUATE RESOURCES TO MEET THE NEEDS OF ITS RESIDENTS."

GOAL 1	"Consistent with the Vision Statement, provide adequate infrastructure facilities and public services to support development and planned growth."
---------------	---------------------------------------------------------------------------------------------------------------------------------------------------

Objective 1.1 Maintain adequate systems for water supply and distribution; Wastewater/sewage collection, treatment, and disposal; solid waste collection and disposal; and energy distribution which are capable of meeting the needs of the residents of Diamond Bar.

Strategies:

- 1.1.1 Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic, and environmental factors associated with that extension; require the implementation of appropriate mitigation measures.
- 1.1.2 Protect existing residents and businesses from the cost of financing infrastructure aimed at supporting new development or the intensification of development.
- 1.1.3 Require the construction of water, sewer, drainage and other necessary public facilities prior to or concurrent with each new development.
- 1.1.4 Require the project sponsor to provide all necessary infrastructure improvements (including the pro rata share of system-wide improvements).
- 1.1.5 Coordinate the long-term provision of utility services, including water, wastewater, sewage, electricity, natural gas, solid waste, etc. to assure adequate future levels of services for City residents.
 - (a) Monitor plans by the Metropolitan Water District and City of Industry to locate a water reservoir in upper Tonner Canyon.
 - (b) Support development of appropriately sited, environmentally sensitive, solid waste treatment facilities which do not impact resident's quality of life.
- 1.1.6 Require all new housing subdivisions be connected to a public sewage system.

Objective 1.2 Establish and implement solutions to the financing of public facilities and services which best protect the interests of the taxpayer.

Strategies:

- 1.2.1 Establish a development fee structure which best assures that costs for new capital facilities and expansion of existing facilities necessitated by the approval of new development or intensification of existing development are funded by the proponents or beneficiaries of projects, in proportion to the demand created by the development.
- 1.2.2 Investigate and, if feasible, initiate the establishment of a redevelopment agency in the City of Diamond Bar to facilitate the mitigation of traffic and circulation deficiencies, the financing of public improvements and other similar tasks.

Objective 1.3 Provide residents with access to high quality local educational facilities.

Strategies:

- 1.3.1 Continue a cooperative program with the Pomona Unified School District to construct a high school in the City of Diamond Bar on Tres Hermanos Ranch. As part of high school development, pursue development of a major joint use recreational facility (e.g. auditorium pool, ball fields, tennis, football/soccer courts, stadium, gymnasium).
- 1.3.2 Work closely with the Walnut Valley and Pomona Unified School Districts on an ongoing basis to resolve issues such as joint use of facilities, location of new facilities, and alternative use of vacant or unused sites.
- 1.3.3 Encourage joint development of recreational facilities with the local school districts.
- 1.3.4 Enable, through appropriate zoning and development regulations or with a Conditional Use Permit, the construction and operation of private school facilities.

Objective 1.4 Enable, through appropriate zoning and development regulations, the provision of cultural facilities, such as educational institutions, museums, and performing arts facilities, to meet the needs of Diamond Bar residents.

Strategies:

- 1.4.1 Pursue the acquisition of a site and development of a civic center, including a multi-use community center.
- 1.4.2 Monitor plans of the University of California to locate new campuses in Diamond Bar.
- 1.4.3 Work with Los Angeles County to insure adequate library services are provided.

Objective 1.5 Stimulate opportunities for a population which is diverse in terms of age, occupation, income, race, interests, and religion to interact, exchange ideas, and establish and realize common goals.

Strategies:

- 1.5.1 Retain and provide community social gathering places, including active and natural park lands and one or more community centers. In private commercial and office complexes encourage the development of plaza areas.
- 1.5.2 Maintain a public information program to inform residents of community events.
 - (a) Whenever possible, establish permanent locations and regular dates for community events to improve attendance.
 - (b) Encourage a "Community Calendar" as part of the local cable television programming to inform residents about the times and locations of upcoming community events.
- 1.5.3 Within new residential developments, encourage organization of individual neighborhoods and discourage through traffic on local streets while maintaining pedestrian and bicycle continuity and encourage neighborhood parks, improvement programs and social events.

GOAL 2	"Consistent with the Vision Statement, achieve a fiscally solvent, financially stable community."
---------------	---------------------------------------------------------------------------------------------------

Objective 2.1 Provide sufficient opportunities for retail and other non-residential commercial and office uses as necessary to maximize municipal income to finance desired community amenities.

Strategies:

- 2.1.1 Promote the intensification of the sales tax generating potential of existing and future commercial areas within the City.
- 2.1.2 Work with State officials and local elected representatives to make a determined effort to promote statewide legislation that would secure guaranteed long-term stable financing of local government based primarily upon property tax revenues. Alternatively, support legislation that would redistribute sales tax revenues to local agencies based upon an equitable formula that would include both the location where the sales tax revenue was collected and the population of each local agency involved.
- 2.1.3 Pursue the expansion of municipal boundaries to areas which can be utilized to assist in the provision of sufficient municipal income to provide the high level of services and facilities demanded by Diamond Bar residents.
- 2.1.4 Utilize public cost/benefit and/or fiscal impact analysis in the review of new development proposals and in determining acceptability.

Objective 2.2 Promote efficiency in the provision of public services and facilities.

Strategies:

- 2.2.1 Conduct periodic review of user charges, development fees, and public facilities impact mitigation fees in accordance with California Government Code Section 66000 et al, (AB1600) to ensure that the charges are consistent with the costs of improvement and maintenance, and that public services and facilities are being expanded in a cost-efficient manner.

Objective 2.3 Promote public and private services and amenities to the community.

Strategies:

- 2.3.1 Identify and pursue opportunities for private provision of services and facilities within the City of Diamond Bar, including joint public/private efforts.
- 2.3.2 Explore joint or cooperative use of facilities owned or constructed by other public agencies. Potential locations include, but are not limited to, the Pomona Unified School District High School site in the Tres Hermanos area; Site "D" owned by the Walnut Valley Unified School District off of Diamond Bar Boulevard east of the SR57; South Pointe Middle School; and the Walnut Valley Unified School District school/office site on Lemon Avenue just north of the SR60.
- 2.3.3 Provide regular information to citizens regarding current issues, public safety information, resource management information, city services, public meeting schedules, hazardous material collection programs, etc.

U.C. BERKELEY LIBRARIES



C124918694

